

E. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 10/22/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: October 22, 2003

COMMISSION DISTRICT: 9

ITEM NO.: E

A. INTRODUCTION

o REQUEST:

The following hearing was remanded by the Board of County Commissioners to Community Zoning Appeals Board #15.

AU to RU-1M(a).

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o LOCATION:

Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o SIZE: 8.003 ± acres.

o IMPACT:

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: BU-2, RU-1, AU; food market and single family residences	Business & Office & Residential, 2.5 to 6 dua
SOUTH: RU-1M(b); vacant	Residential, 2.5 to 6 dua
EAST: RU-1 & AU; single family residences	Residential, 2.5 to 6 dua
WEST: AU; single family residences	Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

* subject to the proffered covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

This application was deferred from the September 23, 2003 meeting of the Community Zoning Appeals Board – 15 to provide additional time for the Opinion of Title to be updated. On June 19, 2003 the Board of County Commissioners remanded this application back to Community Zoning Appeals Board – 15 after the applicant appealed the April 28, 2003 decision of the Community Zoning Appeals Board #15, which denied a request to allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District by a vote of 4 to 1. Said property is located 150' east of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade County Public Schools** has stated that the schools in the area exceed the Florida Inventory of School Houses (FISH) capacity. School Board staff has met with the applicant's representative to discuss the impact of the proposed development on public schools and has stated that the applicant has proffered a covenant to the School Board to provide a monetary donation over and above school impact fees,

and that said monetary donation will only be provided if the project is not approved as an affordable housing development. The approval of this application will generate a total of 34 students. The Public Works Department has determined that this application meets traffic concurrency for an initial development order and will generate 52 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable levels of service which are "B", "C", and "E". The **Public Works Department**, therefore, has **no objection** to this application.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the density to a maximum of 48 units.

The applicant has submitted a plan which indicates a total of 45 single family residences on the subject 8.003 acre subject parcel. This development will be similar to the 8.6 acre parcel which abuts the subject property to the south (Z02-279, Carole Brock, Tr.) which was approved a zone change from AU to RU-1M(b) in connection with plans and a covenant limiting said development to a maximum of 45 single family residences. Of the aforementioned 45 single family building sites on the subject property of this hearing, 30 of said lots will have areas of 6,000 or more square feet, which meet RU-1M(b) minimum lot sizes. The applicant has met with staff of the Public Works Department and has coordinated the roadway connections of the proposed single family development with the previously approved single family development to the south.


The approval of RU-1M(a) on the subject property subject to the proffered covenant limiting the development to a maximum of 45 single family residences and to the submitted plans, will be both **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends that this application be approved.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03, 03/07/03, 04/02/03, 05/19/03, 06/06/03, 06/09/06,
06/17/03, 08/27/03, 10/06/03
DATE FINALIZED: 10/06/03
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 25, 2003

SUBJECT: C-15 #Z2002000326-Revised
Goulds, LLC.
E/O SW 112th Avenue along SW 224th
Street
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

RECEIVED
OCT 02 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-33-53, was identified within 500 feet of the property, at 22345 SW 112th Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection Agency and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permitting procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards

would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

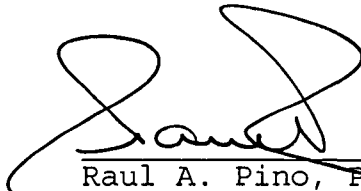
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **52 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	E	E
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.E. S.

JUN. 16 2003
Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

June 16, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application.

As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. This monetary donation will only be provided if the project is not approved as an affordable housing development. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that a new high school (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school may serve a portion of this general area, the facility is a modified school of choice with no attendance boundaries. Additionally, please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
June 16, 2003
Page Two.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

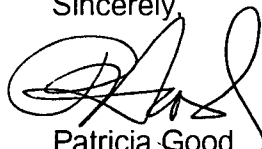
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 45-unit development is estimated to generate approximately \$110,160 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-1375
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Michael Radell

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 45 units

**ESTIMATED
STUDENT
POPULATION:** 28 student *

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 724*	561	127%/ 129%*	210	92%/ 94%*
Mays Middle	1095/ 1102*	1023	107%/ 108%*	45	103%/ 103%*
Miami Southridge Sr.	4184/ 4192*	2372	176%/ 177%*	309(p)	156%/ 156%*

* includes proposed development

(p) Please note that in Fiscal Year 02/03, modular classrooms (330 student stations) are proposed on site, 11 existing relocatables are targeted for removal.

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:20 a.m.

Non-instructional space utilized for instructional purposes:

Resource rooms, closet spaces, media center, computer labs and conference rooms

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,324.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13	x	\$ 13,221	=	\$ 171,873
MIDDLE	7	x	\$ 15,159	=	\$ 106,113
SENIOR	8	x	\$ 20,060	=	\$160,480

Total Potential Capital Cost	\$ 516,342
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	APPLICANT'S NAME & ADDRESS	Location Address	Units/Students	Elementary School	Community Council Date	APPROVED/DEFERRED/REMOVED
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/26/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 218 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 182 St. and SW 220 St.	167 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-401	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/08/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 278 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/08/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 176 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 St. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Lot(s)	Community Council Date	Approved/Condition Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 36 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLARATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	78 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

22

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOL	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	837	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	581	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12,064	1,150	13,302	9,273	730	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	985	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10,105	502	11,607	7,476	405	112%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10,323	457	10,780	6,812	592	145%

TOTAL	32690	2089	34769	23561	1727	137%
--------------	--------------	-------------	--------------	--------------	-------------	-------------

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03 ^{h2}

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

25

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

26

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

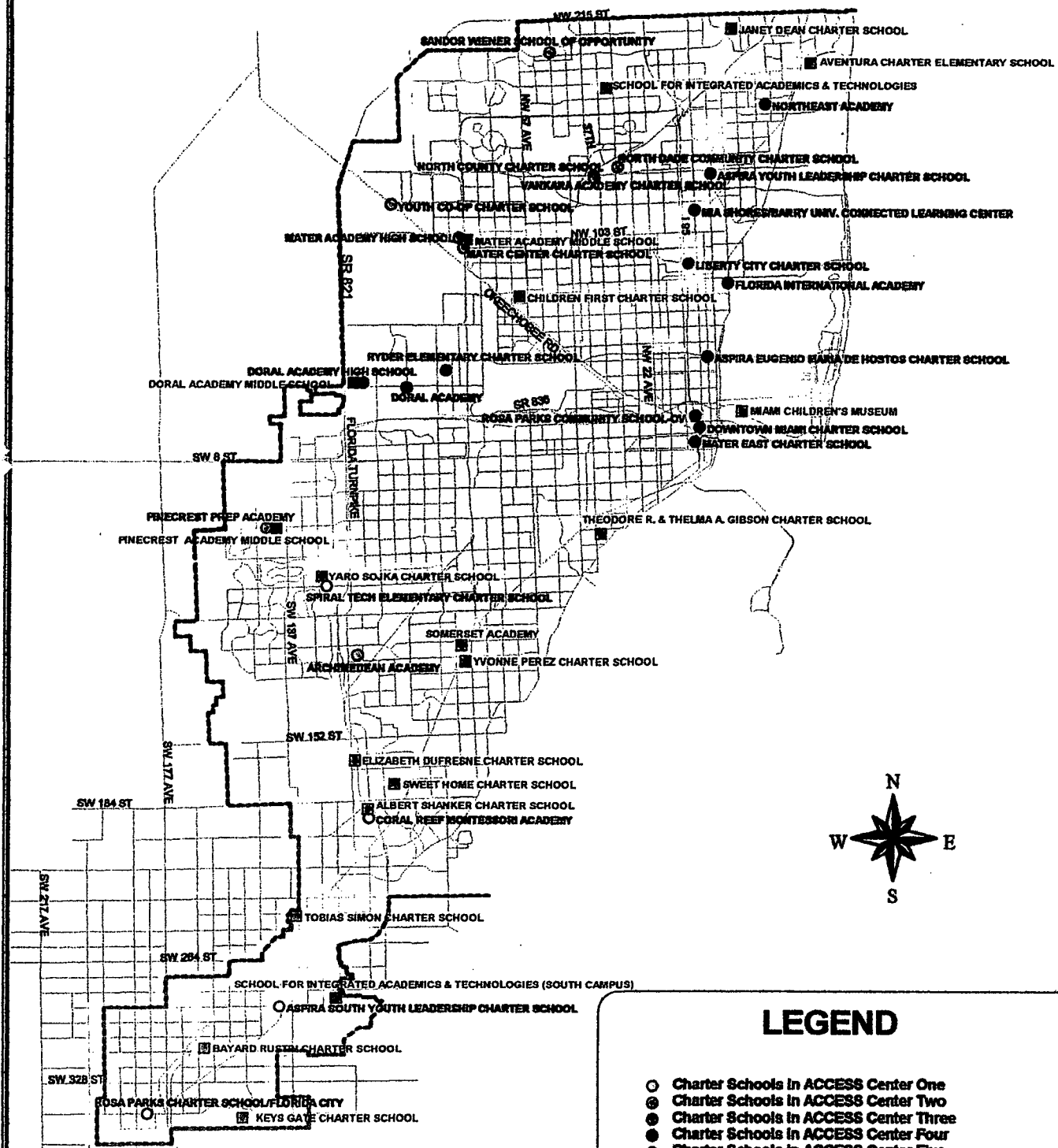
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Street Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 4400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

28

Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-326

Service Impact: ☒ Yes ☐ No

Location: S. OF SW 224 ST. & ~~SW~~ 752' E. OF SW 112 AVE.

Recommendation: No objection _____
No objection with condition(s) _____
Denial _____

Plans: ☐ Yes
☒ No

Estimated number of alarms generated annually by application: 12 RU-1M(A)

If there is an impact, below is the service availability:

Station District 34 Grid 2323 DUSF 48 Occupancy Type 1

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

30

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____/____/____

BY CZAB # _____

RECEIVED
APR 29 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-326(03-2) - CZAB 15

Filed in the name of (Applicant) GOULDS, LLC

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: _____

Application, or part of Application being Appealed (Explanation): Zone change

from AU to RU-1(M)A

Appellant (name): GOULDS, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

- See Attached -

GOULDS, LLC #02-326 (03-2 – CZAB-15)
Grounds and reasons supporting the reversal of the
ruling of Community Zoning Appeals Board 15

1. SITE PLAN CONFLICT- The representative from the Public Works Department present at the meeting stated that he had not received or reviewed a site plan. However, we had presented our site plan to Public Works in November and modified it in December to accommodate their requested changes. Public Works in it's comments for the zoning hearing had no objections to the site plan we proffered. The Public Works representative who attended the meeting should have been informed of the prior approval of the site plan and should not have objected to the site plan at the public meeting.

Furthermore our site plan "may" be in conflict with a site plan on the adjoining market rate property (Carol Brock) that was first presented and approved at the zoning meeting (March 27th) immediately prior to the one we appeared at (April 28th) and was approved at that time. The potential conflict involved connectivity between the 2 sites.

The Carol Brock site plan, indicated the ability to connect to 2 separate properties that I own adjoining their property. Our previously submitted and accepted site plan, which predated their site plan, should have been taken into consideration by Public Works when commenting on the Carol Brock site plan.

Additionally, the developers of the Carol Brock parcel also own a 20-acre parcel (The Preserve) adjoining their property on the opposite side as my parcel. They should have connected to The Preserve parcel and not my 2 parcels. Instead, they provided no connectivity to their adjoining 20-acre Preserve parcel at all.

2. SCHOOL OVERCROWDING- It was stated at the meeting by the 3 members of Community Council 15 who voted to deny our property, that we should somehow deal with the school overcrowding issue. One member said because of budget cuts at the State level the situation was being made more critical and thus solutions by developers must be emphasized more. We pointed out that we fully intended to market our 48 homes to residents who already live in the area and very few new families will be attracted into the district. We also suggested that the lack of affordable home ownership units in Goulds was a much more pressing issue and one that they as a zoning board could help alleviate that issue by approving this project.

One of the board members said that the Carol Brock project next door represented to the Community Council as part of it's zoning hearing the previous month, that our project would somehow participate in contributing to the construction of a Charter School on the 20-acre Preserve site on the other side of the Carol Brock property. I was never approached by the Carol Brock people and told them I had made no such commitment. I further stated that if the combined Carol Brock and Preserve projects, which contained almost 4 times the land as ours did is providing a solution for the area, why are they looking to my small affordable housing project to do something as well?

3. THE PRESENCE OF THE SUPORTERS OF THE PROJECT- In order to demonstrate the crying need for affordable home ownership in Goulds, there were more than 80 people who came to the meeting to support our zoning application. We also presented petitions signed by 112 people supporting our application to develop 5,000 square foot lots under RU-1(M)a zoning.

The Chairwoman asked me to limit the number of speakers. There were 5 representatives of the group who spoke before the community council in support of the RU-1(M)a zoning mainly on the grounds of the need for them to have the opportunity to purchase a unit in the project. They also stated that they would prefer the smaller 5,000 sq ft lots as apposed to a larger lot if it would keep the prices affordable.

There were 2 board members who stated their objection to the tactics of requesting people to come to the meeting because they would be given a chance to buy a home made affordable because of the use of the County Surtax program. I stated that this was a demonstration of the huge pent-up need for home ownership units in Goulds.

In denying the zoning application Community Council 15 which considers itself an activist Council because of their stand on school overcrowding, would be contributing to home overcrowding and lack of affordable home ownership opportunities that are considered to be a much more pressing issue in Goulds than the school situation.

The 2 lone objectors who made inflammatory statements against me and the project were linked to the local CDC that had not produced any housing units in their history, while I had produced several hundred in their community and utilized local construction people without the CDC's involvement. These same people who claimed to know community sentiment objected the most vigorously to the number of supporters in favor of the zoning application and the presence of other community leaders who came to support this much needed affordable home ownership development.

APPELLANT MUST SIGN THIS PAGE

GOULD, LLC.
by GOLDMEIER (W) LTD
by GOLDMEIER (W) LTD
by

Date: 29th day of April, year: 2003

Signed _____

by: Benny Goldmeier, Vice Pres
Print Name

1101 BRICKELL AVE - ST 402B
Mailing Address

MIAMI FL 33131

305-350-9898 305-358-5381
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name


Address

City State Zip

Telephone Number

Subscribed and Sworn to before me on the 29 day of April, year 2003

Nancy Rubin
Notary Public

 Nancy Rubin
My Commission CC887043
Expires December 21, 2003

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI DADE

Before me the undersigned authority, personally appeared BARRY GOLDMEIER
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Nancy Rubin
Signature

NANCY RUBIN
Print Name

GOLOS LLC
by Goldmeier (02) Ltd.
by Goldmeier (023) Corp
by

Barry Goldmeier
Appellant's signature

Barry Goldmeier, Jr.
Print Name

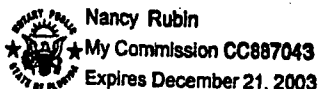
Signature

Print Name

Sworn to and subscribed before me on the 29 day of April, year 2003.

Appellant is personally know to me or has produced _____ as
identification.

Nancy Rubin
Notary
(Stamp/Seal)



Commission Expires:

RESOLUTION NO. CZAB15-8-03

WHEREAS, **GOULDS, LLC** applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east ½ of the north ½ of the north ½ of the NW ¼ of the SE ¼ and the north ½ of the NW ¼ of the NW ¼ of the SE ¼ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Daniel L. Adams, seconded by Leonard Anthony, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 28th day of April, 2003.


Hearing No. 03-2-CZ15-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

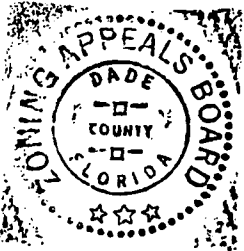
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of April, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds LLC

APPLICANT

Lying 150' east of SW 112 AVE and
on the south side of SW 224 ST

ADDRESS

10/22/2003

DATE

02-326

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of September 3, 2003

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOVLDS, LLC

NAME AND ADDRESS	Percentage of Stock
<u>GOLDMEIER (LLC) LTD.</u>	<u>100%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property; list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMEIER (LLC) LTD - Managing Member

NAME AND ADDRESS	Percent of Ownership
<u>BARRY GOLDMEIER TRUST</u>	<u>40%</u>
<u>LEE GOLDMEIER TRUST</u>	<u>40%</u>
<u>GOLDMEIER (LLC) Corp</u>	<u>20%</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

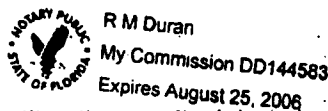
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to me or has produced _____ as identification.

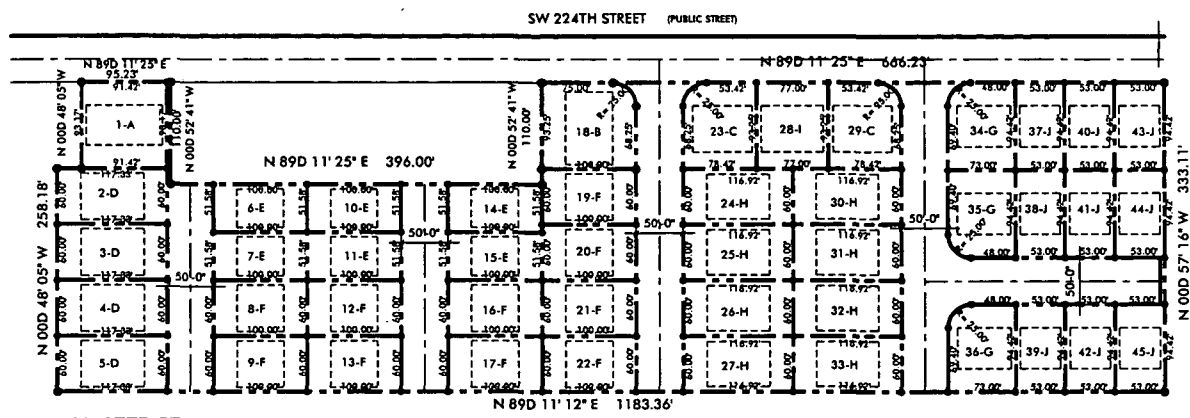
(Notary Public)

My commission expires _____



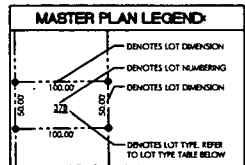
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

24



MASTER SITE PLAN

LEGAL DESCRIPTION:
THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 AND THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4, LESS W. 80 FEET, LESS EAST 25 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4, LESS THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4, RANGING 40 EAST LING IN MIAMI-DADE COUNTY, FLORIDA.



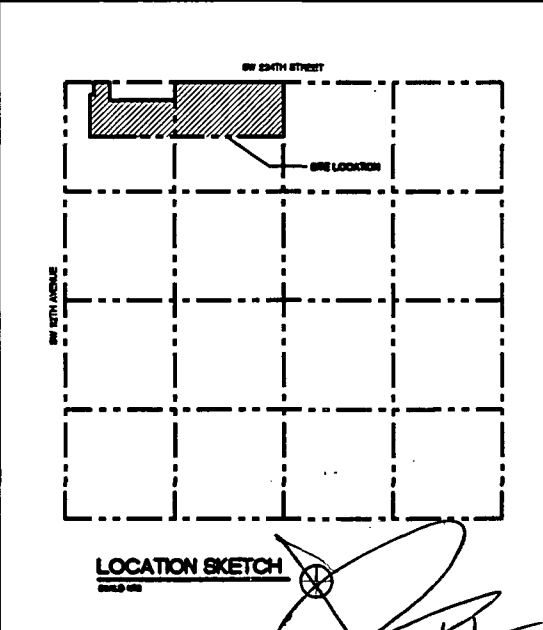
LOT TYPE TABLE			
LOT	LOT SIZE	LOT SP.	LOT CITY.
A	64.42' X 80.00'	8,888.80	1 LOT
B	60.00' X 100.00'	6,000.00	1 LOT
C	74.62' X 77.00'	7,744.00	2 LOTS
D	60.00' X 80.00'	7,040.00	4 LOTS
E	60.00' X 100.00'	6,000.00	10 LOTS
F	60.00' X 100.00'	6,000.00	8 LOTS
G	60.00' X 80.00'	4,790.40	8 LOTS
H	60.00' X 80.00'	4,790.40	8 LOTS
I	77.00' X 80.00'	7,700.00	1 LOT
J	80.00' X 80.00'	6,004.36	9 LOTS
TOTAL LOTS = 6,000 SP. (6,000 SP. = 16 LOTS			
TOTAL LOTS 6,000 SP. OR LARGER = 50 LOTS			
TOTAL LOTS = 48 LOTS (16 LOTS PER ACED)			

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: Bob Chan
 ON: 06/10/03

RECEIVED
 202-326
 JUN 10 2003
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY BC

- GENERAL NOTES:**
- ALL PROPOSED INTERIOR ROADWAYS WILL BE PUBLIC.
 - THOSE ADJACENT TO LOCAL ROADS OR PRIVATE DRIVES WILL BE REQUIRED TO MAINTAIN A MINIMUM CLEAR ZONE DISTANCE OF 4 FEET WITH CURB AND GUTTER AND 8 FEET WITHOUT CURB AND GUTTER.
 - ALL LANDSCAPING, WALLS, FENCES, ETC. WILL BE SUBJECT TO THE SAFE RIGHT DISTANCE TRIANGLE AS PER SECTION 20-8 OF THE MIAMI-DADE COUNTY CODE AND 203 OF THE PUBLIC WORKS MANUAL.
 - CURVILINEAR RESIDENTIAL ROADS WILL REQUIRE PAVEMENT WIDTHS AS PER PUBLIC WORKS MANUAL, STANDARD 1041.
 - THE LAND MUST BE PLATTED.
 - THE SUBDIVISION WILL BE REQUIRED TO PROVIDE PUBLIC PAVED ACCESS.

DESCRIPTION	EXISTING/REQUIRED	PROPOSED
1) ZONING DATA		
2) ZONING	EXISTING AD	RU-1M(a)
3) SITE AREA	+ 50,000 SQ. FT. (1.15 ACRES)	
4) MINIMUM LOT REQUIREMENTS		
4.1) MINIMUM LOT AREA	1	1
4.2) MINIMUM LOT WIDTH	30'	30'
4.3) MINIMUM LOT AREA	6,000 SQ. FT.	6,000 SQ. FT.
4.4) MINIMUM LOT COVERAGE	25% OF LOT AREA	25%
4.5) MINIMUM BUILDING HEIGHT	10'	10'
5) MINIMUM SETBACK REQUIREMENTS	SETBACKS EXISTING THE MINIMUM PROVIDED	
5.1) FRONT	10'-0"	10'-0"
5.2) REAR	10'-0"	10'-0"
5.3) SIDEWALK SIDE	10'-0"	10'-0"
5.4) SIDE STREET	10'-0"	10'-0"
6) MINIMUM PARKING REQUIREMENTS		
6.1) PARKING	10 PER LOT	10
7) LANDSCAPING REQUIREMENTS		
7.1) LOT TREES	4	4
7.2) STREET TREES	10' MAX. CANOPY SPACING	10' MAX. CANOPY SPACING
7.3) MINIMUM	10' MAX. CANOPY SPACING	10' MAX. CANOPY SPACING
7.4) LAND AREA	10' MAX. CANOPY SPACING	10' MAX. CANOPY SPACING



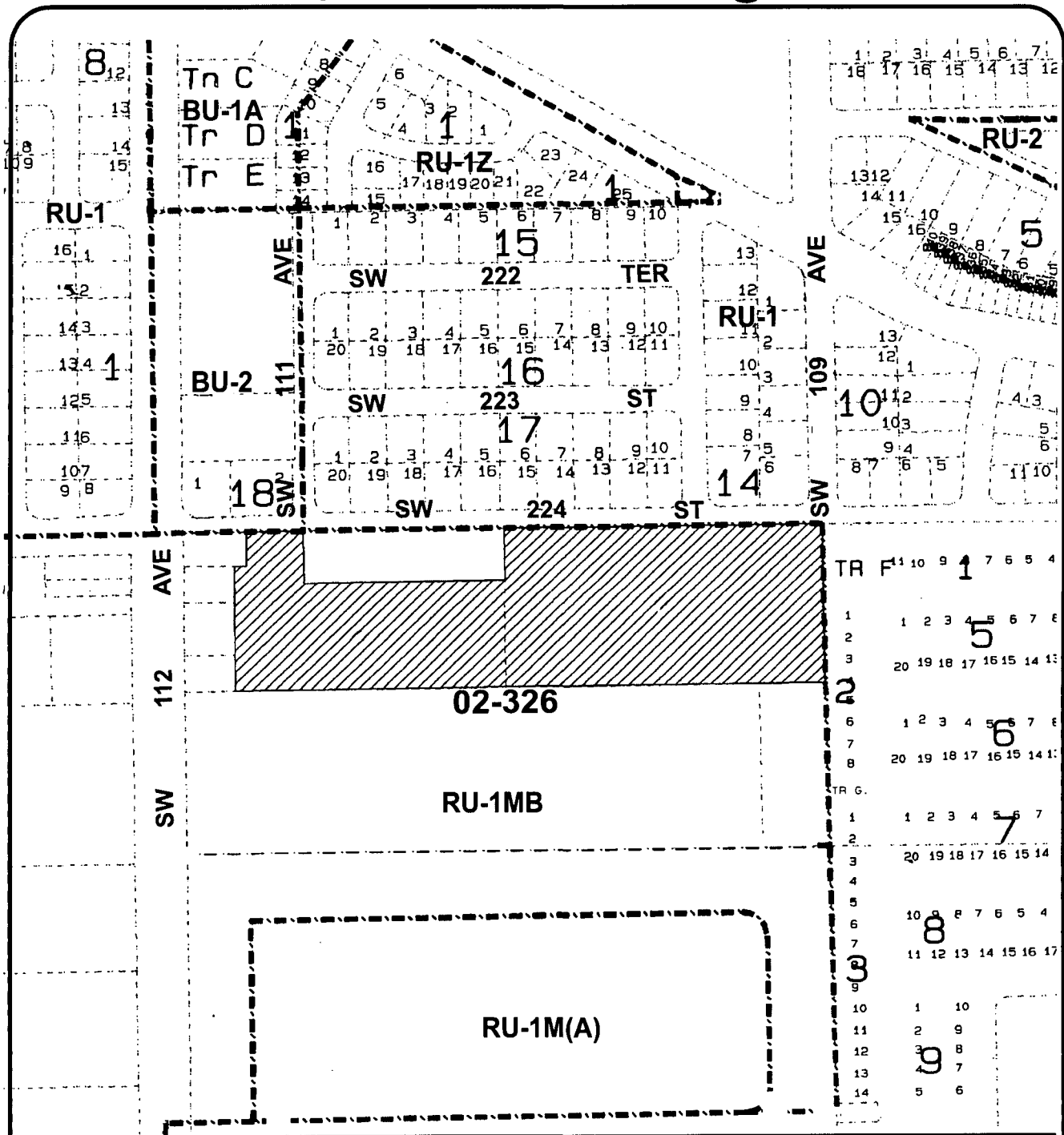
RECHISHOLM
 ASSOCIATES, INC.
 10000 SW 15TH AVE., SUITE 100
 MIAMI, FL 33156
 (305) 555-1111

Project Name: **GOULDS HAMMOCKS**
 MIAMI-DADE COUNTY, FLORIDA

Revisions

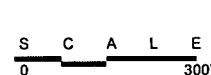
No.	Description	Date
1	Initial	

Project No. 3302
 Date: 05/20/03
 Date: 6/10/03
 Drawn: MC/C
 Check: MC/C
 Civil File: 05.1
 Drawing Title: GOULDS HAMMOCKS
 Sheet No. AB1



MIAMI-DADE COUNTY HEARING MAP

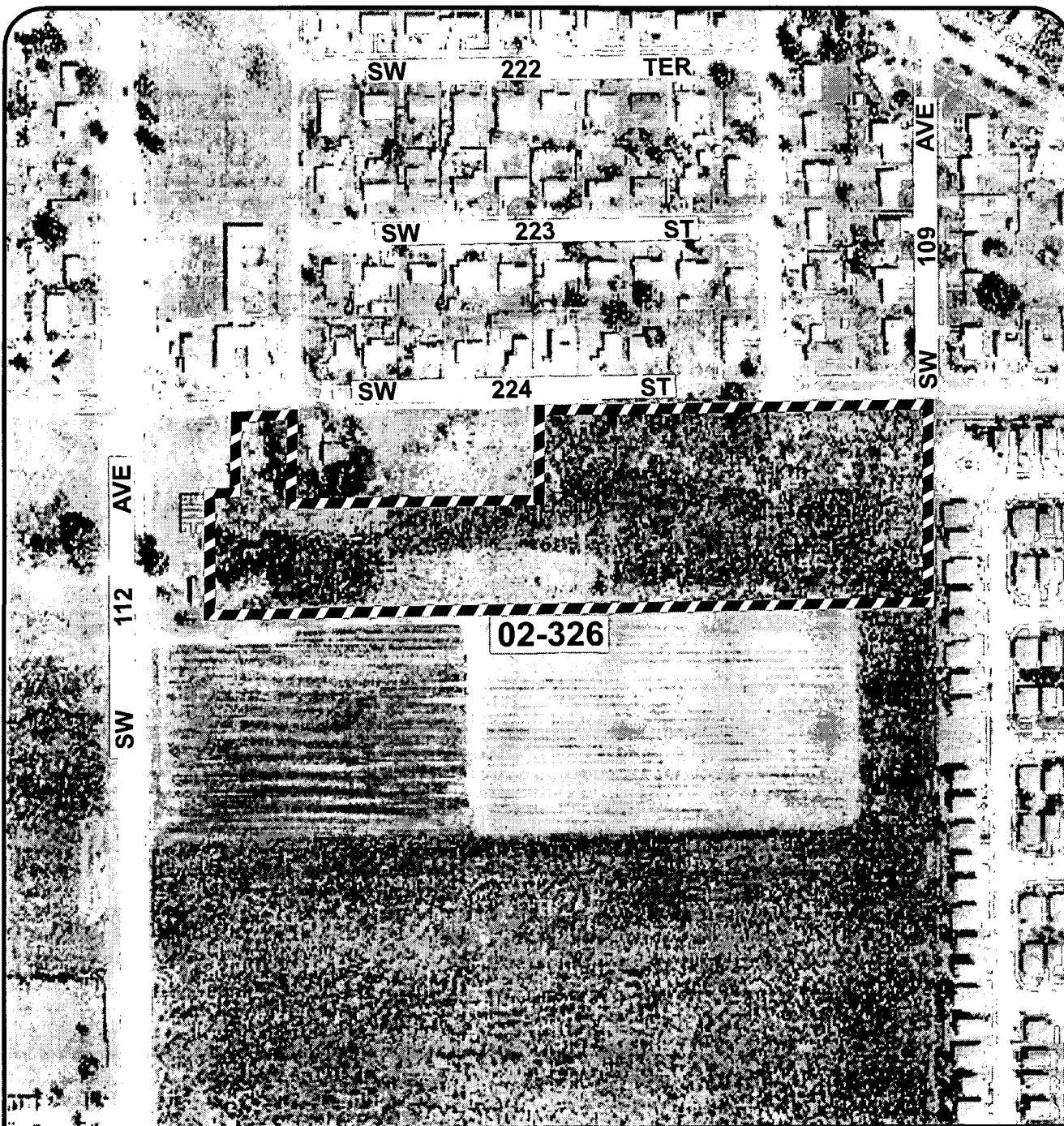
Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:300'



 SUBJECT PROPERTY

MIAMI-DADE

43



MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



1. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 9/23/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP**

Applicant Name: GOULDS, LLC

Representative: _____

Objectors: _____

Hearing No. 03-2-CZ15-1 (02-326)

Hearing Date: February 27, 2003

Resolution No. CZAB15-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 3/27/03

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: _____

Deferred to March 27th, 2003
due to error in ad (at County's expense)

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
Nina Botancourt			
JoAnn Bova	✓		
Paul S. Vrooman	✓		
Nancy McCue			✓

VOTE: _____ **TO** _____

EXHIBITS: YES _____ NO ✓

County Attorney: Steven Sieglitz

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP

Applicant Name: GOULDS, LLC
Representative: Barry Goldmyer
Matt Koller

Objectors: Lana Floyd
Louis Canty

Hearing No. 03-2-CZ15-7 (02-326)

Hearing Date: March 27, 2003

Resolution No. CZAB15-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 4/28/03

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To submit a covenant and with no further
readvertisement,

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
JoAnn Bova S	✓		
Paul S. Vrooman M	✓		
Nancy McCue	✓		

VOTE: 5 TO 0

EXHIBITS: YES _____ NO ✓

County Attorney: Joy Williams

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: September 23, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

The following hearing was remanded by the Board of County Commissioners to Community Zoning Appeals Board #15.

AU to RU-1M(a).

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o **SIZE:** 8.003 ± acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: BU-2, RU-1, AU; food market and single family residences	Business & Office & Residential, 2.5 to 6 dua
SOUTH: RU-1M(b); vacant	Residential, 2.5 to 6 dua
EAST: RU-1 & AU; single family residences	Residential, 2.5 to 6 dua
WEST: AU; single family residences	Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

* subject to the proffered covenant.

5

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

On June 19, 2003 the Board of County Commissioners remanded this application back to Community Zoning Appeals Board – 15 after the applicant appealed the April 28, 2003 decision of the Community Zoning Appeals Board #15, which denied a request to allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District by a vote of 4 to 1. Said property is located 150' east of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade County Public Schools** has stated that the schools in the area exceed the Florida Inventory of School Houses (FISH) capacity. School Board staff has met with the applicant's representative to discuss the impact of the proposed development on public schools and has stated that the applicant has proffered a covenant to the School Board to provide a monetary donation over and above school impact fees, and that said monetary donation will only be provided if the project is not approved as an affordable housing development. The approval of this application will

generate a total of 34 students. The Public Works Department has determined that this application meets traffic concurrency for an initial development order and will generate 52 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable levels of service which are "B", "C", and "E". The **Public Works Department**, therefore, has **no objection** to this application.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the density to a maximum of 48 units.

The applicant has submitted a plan which indicates a total of 45 single family residences on the subject 8.003 acre subject parcel. This development will be similar to the 8.6 acre parcel which abuts the subject property to the south (Z02-279, Carole Brock, Tr.) which was approved a zone change from AU to RU-1M(b) in connection with plans and a covenant limiting said development to a maximum of 45 single family residences. Of the aforementioned 45 single family building sites on the subject property of this hearing, 30 of said lots will have areas of 6,000 or more square feet, which meet RU-1M(b) minimum lot sizes. The applicant has met with staff of the Public Works Department and has coordinated the roadway connections of the proposed single family development with the previously approved single family development to the south.

The approval of RU-1M(a) on the subject property subject to the proffered covenant limiting the development to a maximum of 45 single family residences and to the submitted plans, will be both **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends that this application be approved.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03, 03/07/03, 04/02/03, 05/19/03, 06/06/03, 06/09/06,
06/17/03, 08/27/03
DATE FINALIZED: 09/17/03
DO'QW:AJT:MTF:DBM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



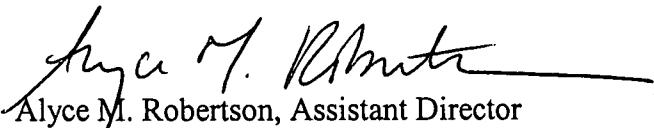
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 12, 2002

SUBJECT: C-15 #Z2002000326
Goulds LLC
E/o S. W. 112th Avenue along S. W. 224th St.
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-3353, was identified within 500 feet of the property, at 22345 SW 112 Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

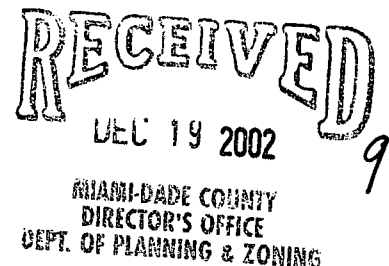
Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

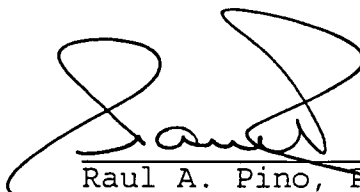
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **52 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	E	E
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.E. S.

JUN. 16 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

June 16, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on June 11, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application.

As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. This monetary donation will only be provided if the project is not approved as an affordable housing development. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that a new high school (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school may serve a portion of this general area, the facility is a modified school of choice with no attendance boundaries. Additionally, please note that middle school relief in the area (State School "YY1") is currently proposed in the District's 5-year work plan. Attendance boundaries have not been established as such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
June 16, 2003
Page Two.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 45-unit development is estimated to generate approximately \$110,160 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-1375
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Michael Radell

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 45 units

**ESTIMATED
STUDENT
POPULATION:** 28 student *

ELEMENTARY: 13

MIDDLE: 7

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 724*	561	127%/ 129%*	210	92%/ 94%*
Mays Middle	1095/ 1102*	1023	107%/ 108%*	45	103%/ 103%*
Miami Southridge Sr.	4184/ 4192*	2372	176%/ 177%*	309(p)	156%/ 156%*

* includes proposed development

(p) Please note that in Fiscal Year 02/03, modular classrooms (330 student stations) are proposed on site, 11 existing relocatables are targeted for removal.

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:20 a.m.

Non-instructional space utilized for instructional purposes:

Resource rooms, closet spaces, media center, computer labs and conference rooms

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$163,324.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	13	x	\$ 13,221	=	\$ 171,873
MIDDLE	7	x	\$ 15,159	=	\$ 106,113
SENIOR	8	x	\$ 20,060	=	\$160,480

Total Potential Capital Cost	\$ 516,342
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	APPLICANT NAME & ADDRESS	Location Address	Units/Students	Schools	Community Council Date	Approval Status/Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-408	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 216 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 8/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	88 Units/ 53 Students	CARIBBEAN ELEM-28 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-8 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEJAS, JR. #93-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 8 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	167 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/08/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-8 SOUTH DADE SR-5	CC14 11/08/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	48 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

17

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council/ Date	Approved/ Deleted/ Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and SW 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-01 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 82 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

18

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLARATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

19

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	581	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	581	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	12262	1190	12982	9272	735	134%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	502	10607	7476	405	132%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
SENIOR HIGH TOTALS	10323	457	10780	6812	692	149%

TOTAL	32680	2089	34769	23561	1727	137%
--------------	--------------	-------------	--------------	--------------	-------------	-------------

20

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
20	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pincrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

22

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 200 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

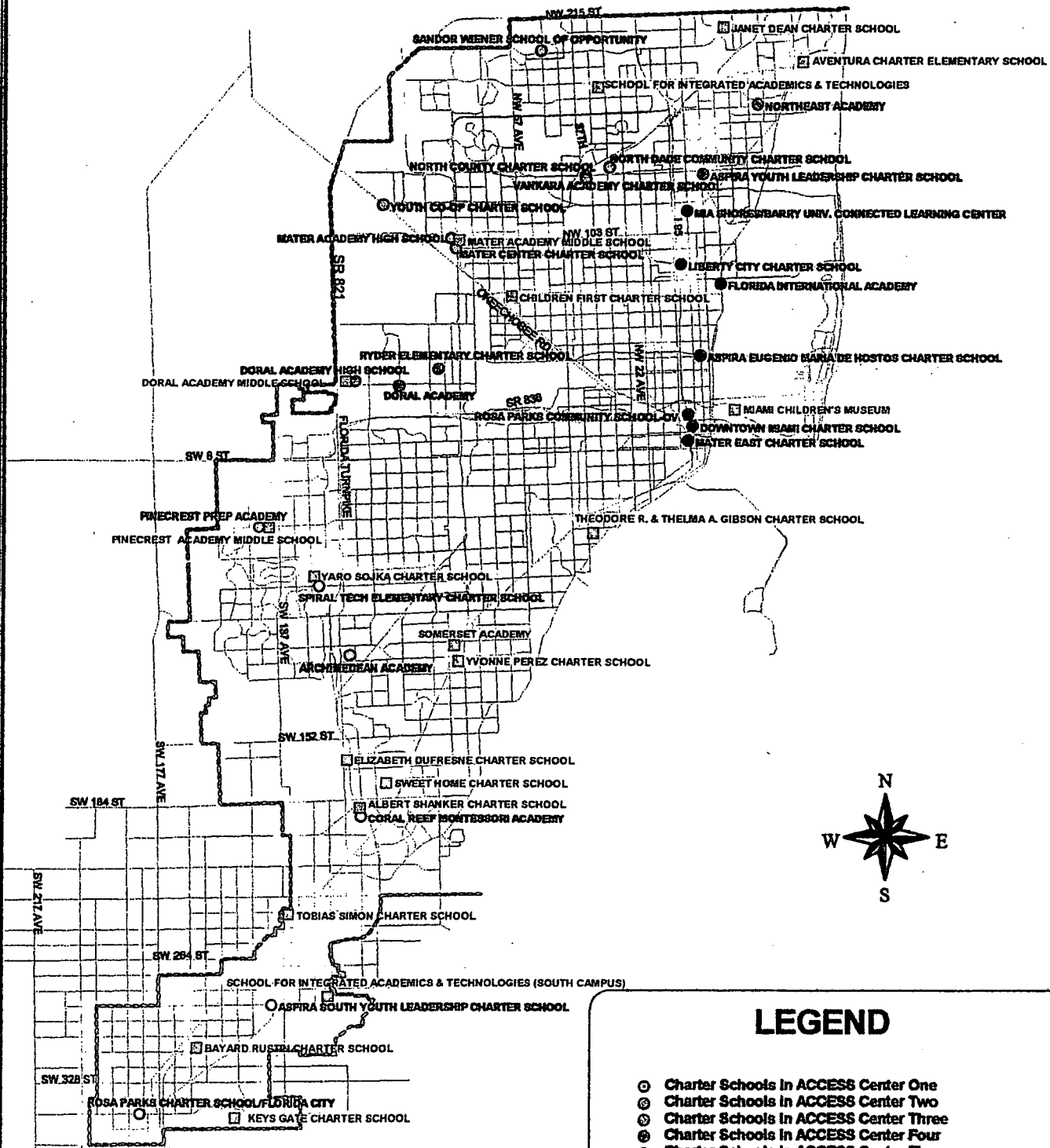
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Nobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

25

Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- ⊙ Charter Schools in ACCESS Center Two
- ⊗ Charter Schools in ACCESS Center Three
- ⊕ Charter Schools in ACCESS Center Four
- ⊖ Charter Schools in ACCESS Center Five
- ⊘ Charter Schools in ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-326

Service Impact: ☒ Yes ☐ No

Location: S. of SW 224 ST. & ~~E~~ 752' E. of SW 112 AVE.

Recommendation: ☐ No objection
☐ No objection with condition(s) _____
☐ Denial _____

Plans: ☐ Yes
☒ No

Estimated number of alarms generated annually by application: 12 RU-1M(A)

If there is an impact, below is the service availability:

Station District 34 Grid 2323 DUSF 48 Occupancy Type 1

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 1 / 1 / _____

BY CZAB # _____

RECEIVED
APR 29 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-326(03-2) - CZAB 15

Filed in the name of (Applicant) GOULD S, LLC

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: _____

Application, or part of Application being Appealed (Explanation): Zone change

from AU to RU:1(M)A

Appellant (name): GOULD S, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

- See Attached -

GOULDS, LLC #02-326 (03-2 – CZAB-15)
Grounds and reasons supporting the reversal of the
ruling of Community Zoning Appeals Board 15

1. SITE PLAN CONFLICT- The representative from the Public Works Department present at the meeting stated that he had not received or reviewed a site plan. However, we had presented our site plan to Public Works in November and modified it in December to accommodate their requested changes. Public Works in it's comments for the zoning hearing had no objections to the site plan we proffered. The Public Works representative who attended the meeting should have been informed of the prior approval of the site plan and should not have objected to the site plan at the public meeting.

Furthermore our site plan "may" be in conflict with a site plan on the adjoining market rate property (Carol Brock) that was first presented and approved at the zoning meeting (March 27th) immediately prior to the one we appeared at (April 28th) and was approved at that time. The potential conflict involved connectivity between the 2 sites.

The Carol Brock site plan, indicated the ability to connect to 2 separate properties that I own adjoining their property. Our previously submitted and accepted site plan, which predated their site plan, should have been taken into consideration by Public Works when commenting on the Carol Brock site plan.

Additionally, the developers of the Carol Brock parcel also own a 20-acre parcel (The Preserve) adjoining their property on the opposite side as my parcel. They should have connected to The Preserve parcel and not my 2 parcels. Instead, they provided no connectivity to their adjoining 20-acre Preserve parcel at all.

2. SCHOOL OVERCROWDING- It was stated at the meeting by the 3 members of Community Council 15 who voted to deny our property, that we should somehow deal with the school overcrowding issue. One member said because of budget cuts at the State level the situation was being made more critical and thus solutions by developers must be emphasized more. We pointed out that we fully intended to market our 48 homes to residents who already live in the area and very few new families will be attracted into the district. We also suggested that the lack of affordable home ownership units in Goulds was a much more pressing issue and one that they as a zoning board could help alleviate that issue by approving this project.

One of the board members said that the Carol Brock project next door represented to the Community Council as part of it's zoning hearing the previous month, that our project would somehow participate in contributing to the construction of a Charter School on the 20-acre Preserve site on the other side of the Carol Brock property. I was never approached by the Carol Brock people and told them I had made no such commitment. I further stated that if the combined Carol Brock and Preserve projects, which contained almost 4 times the land as ours did is providing a solution for the area, why are they looking to my small affordable housing project to do something as well?

3. THE PRESENCE OF THE SUPORTERS OF THE PROJECT- In order to demonstrate the crying need for affordable home ownership in Goulds, there were more than 80 people who came to the meeting to support our zoning application. We also presented petitions signed by 112 people supporting our application to develop 5,000 square foot lots under RU-1(M)a zoning.

The Chairwoman asked me to limit the number of speakers. There were 5 representatives of the group who spoke before the community council in support of the RU-1(M)a zoning mainly on the grounds of the need for them to have the opportunity to purchase a unit in the project. They also stated that they would prefer the smaller 5,000 sq ft lots as apposed to a larger lot if it would keep the prices affordable.

There were 2 board members who stated their objection to the tactics of requesting people to come to the meeting because they would be given a chance to buy a home made affordable because of the use of the County Surtax program. I stated that this was a demonstration of the huge pent-up need for home ownership units in Goulds.

In denying the zoning application Community Council 15 which considers itself an activist Council because of their stand on school overcrowding, would be contributing to home overcrowding and lack of affordable home ownership opportunities that are considered to be a much more pressing issue in Goulds than the school situation.

The 2 lone objectors who made inflammatory statements against me and the project were linked to the local CDC that had not produced any housing units in their history, while I had produced several hundred in their community and utilized local construction people without the CDC's involvement. These same people who claimed to know community sentiment objected the most vigorously to the number of supporters in favor of the zoning application and the presence of other community leaders who came to support this much needed affordable home ownership developement.

PELLANT MUST SIGN THIS PAGE

GOULD, LLC.
by GOLDMEIER & CO
by GOLDMEIER & CO

Date: 29th day of April, year: 2003

Signed

by: Benny Goldmeier, Vice Pres
Print Name

1101 BRICKELL AVE - ST 402B
Mailing Address

MIAMI FL 33131

305-250-9898 305-358-5381
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 29 day of April, year 2003

Nancy Rubin
Notary Public



Nancy Rubin
My Commission CC887043
Expires December 21, 2003

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI DADÉ

Before me the undersigned authority, personally appeared Barry Goldmeier
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
- ☒ 2. Original Applicant
- ☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Nancy Rubin
Signature

NANCY RUBIN
Print Name

Signature

Print Name

GOULDS LLC
by Goldmeier (123) Lts.
by Goldmeier (123) Corp
by _____

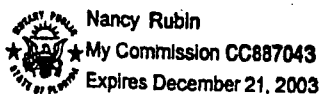
Appellant's signature

Barry Goldmeier, VP
Print Name

Sworn to and subscribed before me on the 29 day of April, year 2003.

Appellant is personally know to me or has produced _____ as
identification.

Nancy Rubin
Notary
(Stamp/Seal)



Commission Expires:

RESOLUTION NO. CZAB15-8-03

WHEREAS, GOULDS, LLC applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east ½ of the north ½ of the north ½ of the NW ¼ of the SE ¼ and the north ½ of the NW ¼ of the NW ¼ of the SE ¼ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Daniel L. Adams, seconded by Leonard Anthony, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye
Nancy McCue	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 28th day of April, 2003.

Hearing No. 03-2-CZ15-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

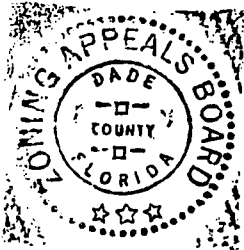
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of April, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds LLC

APPLICANT

Lying 150' east of SW 112 AVE and
on the south side of SW 224 ST

ADDRESS

September 23, 2003

DATE

02-326

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of September 3, 2003



June 4, 2003

ENFORCEMENT HISTORY

APPLICANT: GOULDS, LLC

ADDRESS/LOCATION: Lying 752' East of SW 112th Avenue and on the South side of
SW 224 St. Folio nos. 30-6018-000-0630 & 0631

HEARING NUMBER: 02-326

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902



MEMORANDUM

ITEM # ①
Hearing # 02-326

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: September 10, 2003

SUBJECT:

FROM: *Veronica M. Salom*
Veronica M. Salom, Commander
Budget and Planning Bureau
Miami-Dade Police Department

Police Statistical Data for
Community Council Board
#15 Zoning Meeting on
September 23, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for one location. This location is situated in the police grid listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grid corresponding to the following location may include information from other locations within the grid.

- Grid 2353 Goulds, LLC; Hearing #02-326
Location: Lying 150' east of SW 112 Avenue and south of SW 224 Street.

The attachment represents the above hearing; it has a grid-map cover sheet showing the location with its respective grid highlighted. Data provided is for Calendar Year 2002 and January through August of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on September 5, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

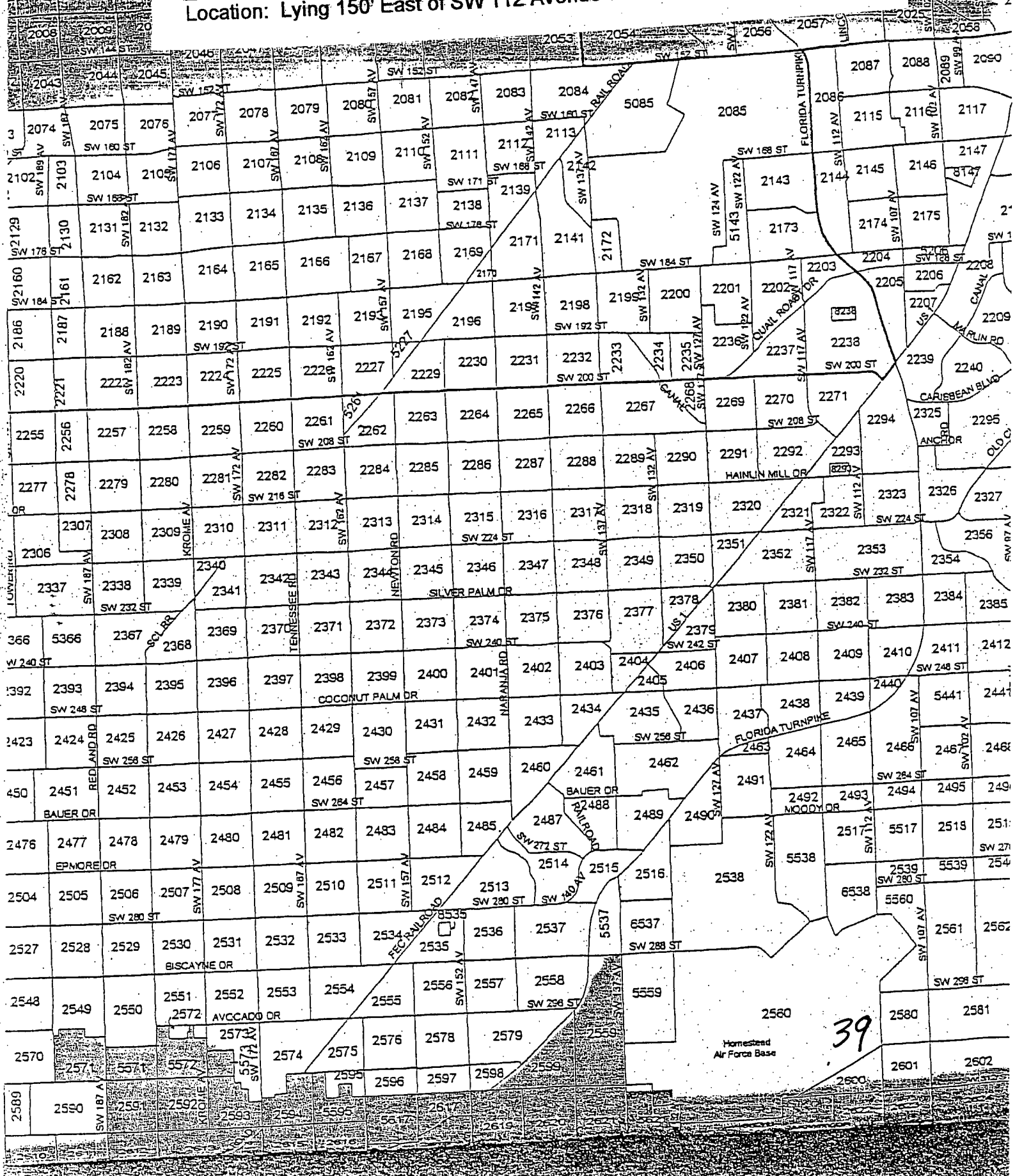
Grid Number	Hearing Number	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Aug)	2002	2003 (Jan-Aug)
2353	02-326	2009	1225	213	108

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, Budget and Planning Bureau, at 305-471-2514.

VMS/go
Attachment

Received by
Zoning Agenda Coordinator
SEP 16 2003

Goulds, LLC; Hearing # 02-326
Location: Lying 150' East of SW 112 Avenue & South of 224 Street



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
Total Signals for Grid 2353 : 2009			
Total Reported: 1195 Total Not Reported: 814			

Total for All Grids : 2009

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	93
	14	CONDUCT INVESTIGATION	94
	15	MEET AN OFFICER	390
	17	TRAFFIC ACCIDENT	6
	18	HIT AND RUN	1
	19	TRAFFIC STOP	77
	20	TRAFFIC DETAIL	11
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	29
	25	BURGLAR ALARM RINGING	38
	26	BURGLARY	31
	27	LARCENY	19
	28	VANDALISM	11
	29	ROBBERY	1
	32	ASSAULT	73
	33	SEX OFFENSE	3
	34	DISTURBANCE	113
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	6
	39	PRISONER	85
	41	SICK OR INJURED PERSON	14

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	93
	54	FRAUD	3
Total Signals for Grid 2353 :			1225
Total Reported: 778			Total Not Reported: 447

Total for All Grids : 1225



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Miami-Dade Police Department

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I:	108



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	105

Grand Total: 213

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")

45



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AOA

For Specific Grids

From 2003-01-01 Thru 2003-08-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	9
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	4
Grid 2353 TOTAL	50
Total Part I :	50

46



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	21
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	22
350B - ILLEGAL DRUG EQUIPMENT	14
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	58
Total PART II:	58

Grand Total: 108

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-09-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

47

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOVLOS, LLC

NAME AND ADDRESS	Percentage of Stock
<u>GOLDMEIER (NZ) LTD.</u>	<u>100%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMEIER (NZ) LTD - Managing Member

NAME AND ADDRESS	Percent of Ownership
<u>Barry Goldmeier Trust</u>	<u>40%</u>
<u>Lee Goldmeier Trust</u>	<u>40%</u>
<u>GOLDMEIER (NZ) Corp</u>	<u>20%</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

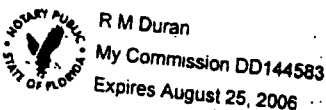
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to me or has produced _____ as identification.

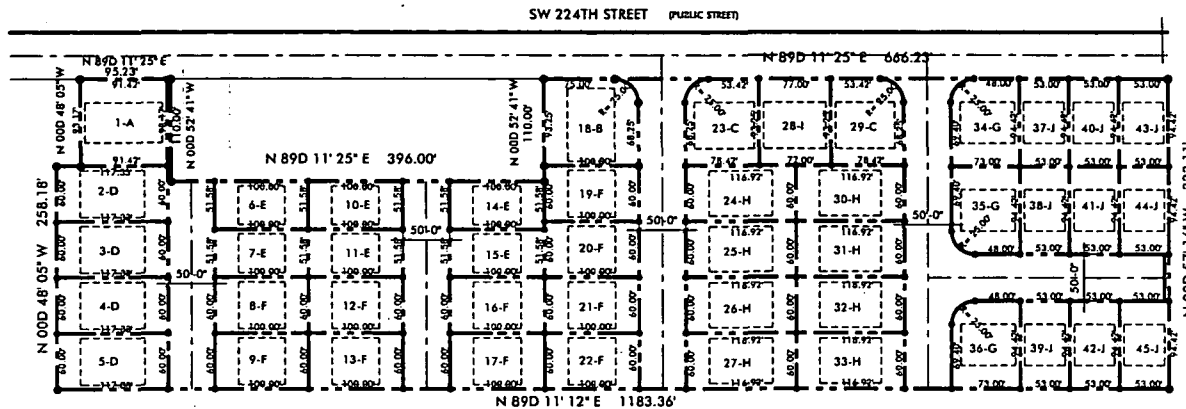
R M Duran
(Notary Public)

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

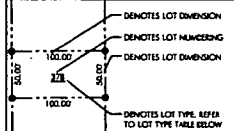
50



MASTER SITE PLAN

LEGAL DESCRIPTION:
THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4 AND THE NORTH 1/2 OF THE NW 1/4 OF THE SE 1/4, LESS W. 150 FEET, LESS EAST 25 FEET OF THE WEST 1/2 FEET OF THE NORTH 75 FEET AND LESS THE EAST 200 FEET OF THE NORTH 10 FEET THEREOF IN SECTION 18, TOWNSHIP 06 SOUTH, RANGE 40 EAST LYING IN MIAMI-DADE COUNTY, FLORIDA.

MASTER PLAN LEGEND:



LOT TYPE TABLE

LOT	LOT SIZE	LOT S.F.	LOT QTY.
A	81.25' x 100.00'	8,125.00	1 LOT
B	81.25' x 100.00'	8,125.00	1 LOT
C	76.42' x 81.25'	7,747.87	2 LOTS
D	80.00' x 18.00'	7,843.88	1 LOT
E	80.00' x 18.00'	7,843.88	1 LOT
F	80.00' x 18.00'	7,843.88	1 LOT
G	80.00' x 18.00'	7,843.88	1 LOT
H	73.00' x 84.42'	6,163.33	8 LOTS
I	60.00' x 18.00'	4,800.00	1 LOT
J	80.00' x 84.42'	6,758.33	8 LOTS
K	77.00' x 83.25'	7,704.00	1 LOT
L	80.00' x 84.42'	6,758.33	8 LOTS
TOTAL LOTS 6,000 S.F. (6,000 S.F. - 15 LOTS)			
TOTAL LOTS 6,000 S.F. OR LARGER - 30 LOTS			
TOTAL LOTS - 45 LOTS OR LARGER PER ACRE			

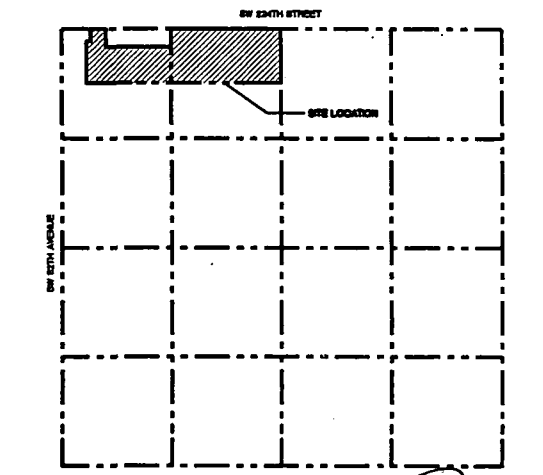
GENERAL NOTES:

1. ALL PROPOSED INTERIOR ROADWAYS WILL BE PUBLIC.
2. THOSE ADJACENT TO LOCAL ROADS OR PRIVATE DRIVES WILL BE REQUIRED TO MAINTAIN A MINIMUM CLEAR ZONE DISTANCE OF 4 FEET WITH CURBS AND OUTER AND 6 FEET WITHOUT CURBS AND OUTER.
3. ALL LANDSCAPING, WALLS, FENCES, ETC. WILL BE SUBJECT TO THE SAFE RIGHT DISTANCE TRIANGLE AS PER SECTION 30-4 OF THE MIAMI-DADE COUNTY CODE AND 043 OF THE PUBLIC WORKS MANUAL.
4. CURVILINEAR RESIDENTIAL ROADS WILL REQUIRE PAVEMENT WIDENING AS PER PUBLIC WORKS MANUAL, STANDARD 1241.
5. THE LAND MUST BE PLATTED.
6. THE SUBDIVISION WILL BE REQUIRED TO PROVIDE PUBLIC PAVED ACCESS.

SITE CRITERIA RU-1M(a):

DESCRIPTION	EXISTING/REQUIRED	PROPOSED
1. ZONING DATA		
2. SITE AREA	6.000 S.F. (6.000 S.F.)	6.000 S.F. (6.000 S.F.)
3. MINIMUM LOT REQUIREMENTS		
4. MINIMUM LOT WIDTH	30'	30'
5. MINIMUM LOT AREA	6,000 S.F.	6,000 S.F.
6. MINIMUM LOT COVERAGES	40%	40%
7. MINIMUM BUILDING HEIGHT	10'	10'
8. MINIMUM SETBACK REQUIREMENTS	SETBACKS EXCEED THE MINIMUM PROVIDED	SETBACKS EXCEED THE MINIMUM PROVIDED
9. MINIMUM FRONT SETBACK	10'-0"	10'-0"
10. MINIMUM SIDE SETBACK	10'-0"	10'-0"
11. MINIMUM REAR SETBACK	10'-0"	10'-0"
12. MINIMUM PARKING REQUIREMENTS	10' PER LOT	10' PER LOT
13. LANDSCAPE REQUIREMENTS		
14. LOT WIDTH	30'	30'
15. STREET FRONT	30'	30'
16. STREET FRONT	30'	30'
17. STREET FRONT	30'	30'
18. STREET FRONT	30'	30'
19. STREET FRONT	30'	30'
20. STREET FRONT	30'	30'
21. STREET FRONT	30'	30'
22. STREET FRONT	30'	30'
23. STREET FRONT	30'	30'
24. STREET FRONT	30'	30'
25. STREET FRONT	30'	30'
26. STREET FRONT	30'	30'
27. STREET FRONT	30'	30'
28. STREET FRONT	30'	30'
29. STREET FRONT	30'	30'
30. STREET FRONT	30'	30'
31. STREET FRONT	30'	30'
32. STREET FRONT	30'	30'
33. STREET FRONT	30'	30'
34. STREET FRONT	30'	30'
35. STREET FRONT	30'	30'
36. STREET FRONT	30'	30'
37. STREET FRONT	30'	30'
38. STREET FRONT	30'	30'
39. STREET FRONT	30'	30'
40. STREET FRONT	30'	30'
41. STREET FRONT	30'	30'
42. STREET FRONT	30'	30'
43. STREET FRONT	30'	30'
44. STREET FRONT	30'	30'
45. STREET FRONT	30'	30'

* BASED ON SURVEY INFORMATION PROVIDED BY JOSEPH L. MARTIN, SURVEYOR TEL. 605-779-6785



LOCATION SKETCH

ZONING HEARING PLANS REVIEW
☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: Bob [Signature]
 ON: 06/10/03

RECEIVED
 202-326
 JUN 10 2003

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: [Signature]

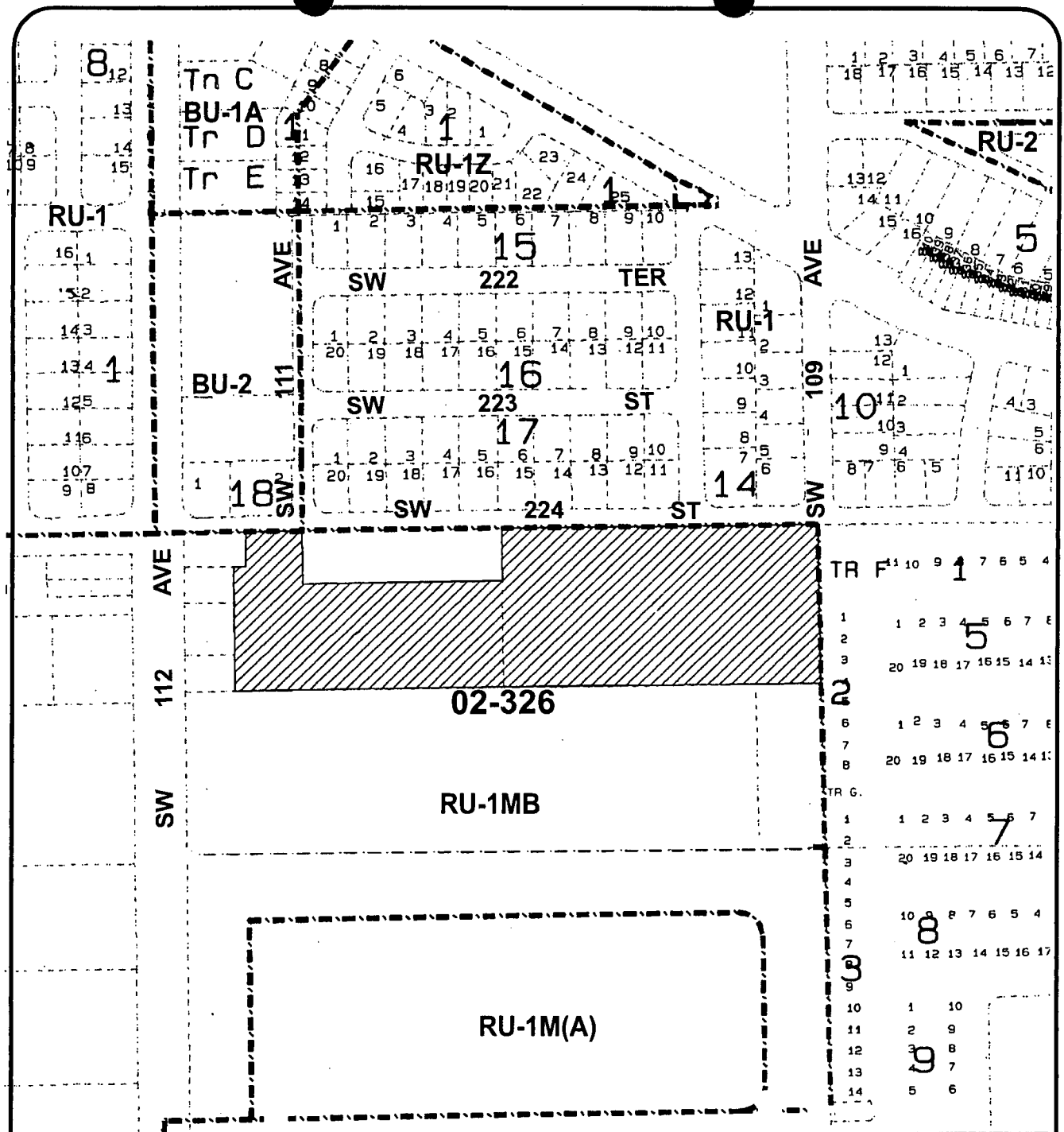
RECHISHOLM
 ARCHITECTS P.A.
 1000 S.W. 10TH AVE.
 MIAMI, FL 33135
 TEL: 305-371-1111
 FAX: 305-371-1112
 WWW.RECHISHOLM.COM

Project Name: **GOULDS HAMMOCKS**
 MIAMI-DADE COUNTY, FLORIDA

Revisions:

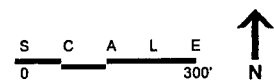
NO.	DATE	DESCRIPTION
1	06/10/03	ISSUED FOR REVIEW

Project No. 1302
 Scale: AS SHOWN
 Date: 6/8/03
 Drawn: MC/KC
 Checked: MC/KC
 Ctd. File: AS.1
 Drawing Title: MASTER SITE PLAN
 Sheet No. A81



MIAMI-DADE COUNTY HEARING MAP

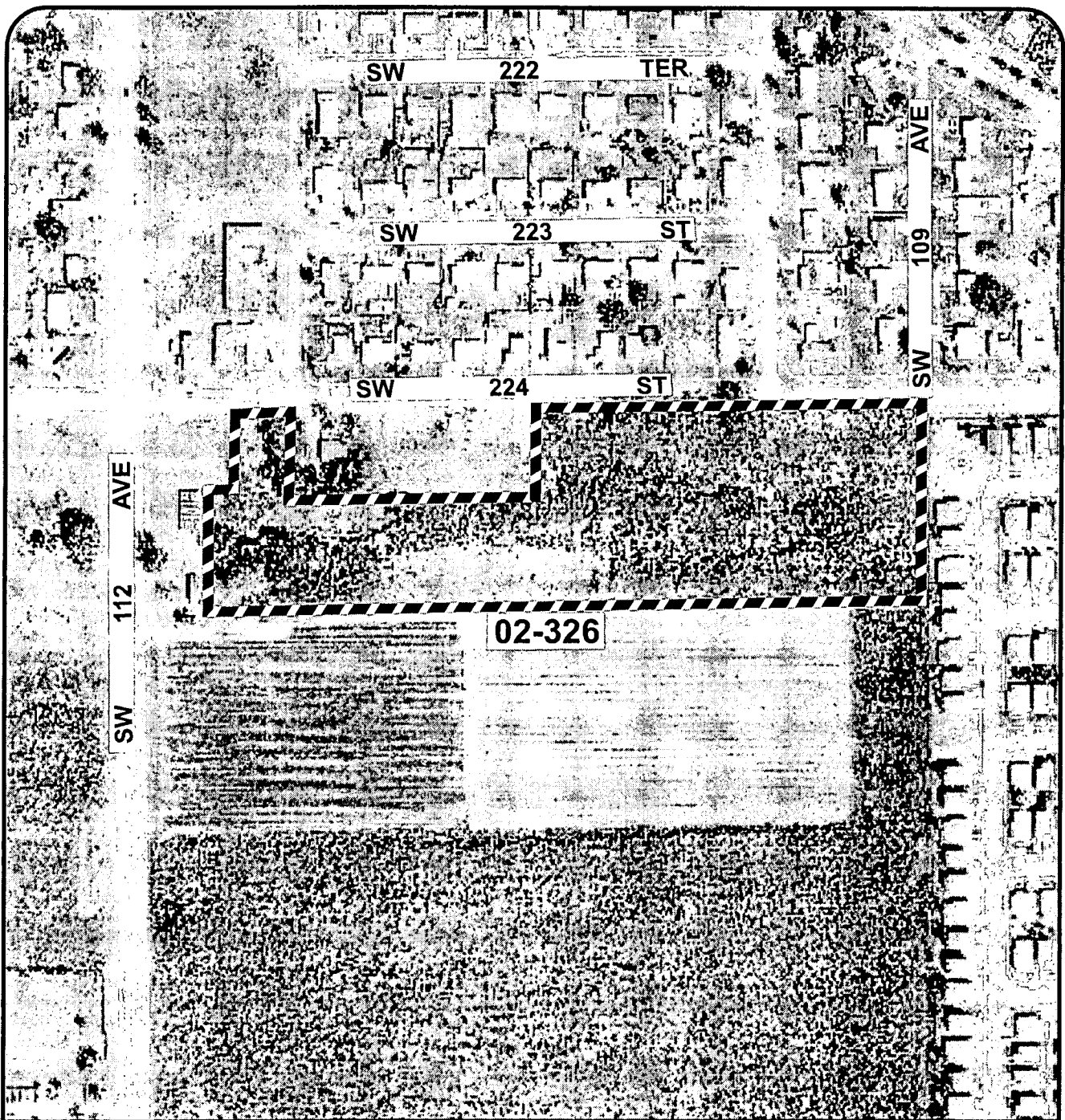
Section: 18 Township: 56 Range: 40
 Process Number: 02000326
 Applicant: GOULDS, LLC.
 District Number: 08,09
 Zoning Board: C15
 Drafter ID: DIONNE
 Scale: 1:300'



 SUBJECT PROPERTY



51



MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



1. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 6/19/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds LLC

APPLICANT

June 19, 2003

DATE

Lying 150' east of SW 112 AVE and
on the south side of SW 224 Street,
Miami-Dade, County

ADDRESS

02-326

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of June 3, 2003 and inspection was made to the property and found no violations



June 4, 2003

ENFORCEMENT HISTORY

APPLICANT: GOULDS, LLC

ADDRESS/LOCATION: Lying 752' East of SW 112th Avenue and on the South side of
SW 224 St. Folio nos. 30-6018-000-0630 & 0631

HEARING NUMBER: 02-326

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Roberto A. Rodriguez
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP**

Applicant Name: GOULDS, LLC

Representative: _____

Objectors: _____

Hearing No. 03-2-CZ15-1 (02-326)

Hearing Date: February 27, 2003

Resolution No. CZAB15-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 3/27/03

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: Deferred to March 27th, 2003
due to error in ad (at County's expense)

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
Nina Botancourt			
JoAnn Bova	✓		
Paul S. Vrooman	✓		
Nancy McCue			✓

VOTE: _____ **TO** _____

EXHIBITS: YES _____ NO ✓

County Attorney: Steven Sieglitz

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP**

Applicant Name: GOULDS, LLC
Representative: Barry Goldmyer
Matt Koller

Objectors: Lana Floyd
Louis Canty

Hearing No. 03-2-CZ15-7 (02-326)

Hearing Date: March 27, 2003

Resolution No. CZAB15-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 4/28/03

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To submit a covenant and with no further
readvertisement,

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
JoAnn Bova <u>S</u>	✓		
Paul S. Vrooman <u>M</u>	✓		
Nancy McCue	✓		

VOTE: 5 TO 0

EXHIBITS: YES _____ NO ✓

County Attorney: Jay Williams

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: June 19, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

Goulds, L.L.C. is appealing the decision of the Community Zoning Appeals Board #15, which denied the following:

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o **SIZE:** 8.003 ± acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: BU-2, RU-1, AU; food market and single family residences	Business & Office & Residential, 2.5 to 6 dua
SOUTH: RU-1M(b); vacant	Residential, 2.5 to 6 dua
EAST: RU-1 & AU; single family residences	Residential, 2.5 to 6 dua
WEST: AU; single family residences	Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

* subject to the proffered covenant.

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

The applicant is appealing the April 28, 2003 decision of the Community Zoning Appeals Board #15, which denied a request to allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District by a vote of 4 to 1. Said property is located 150' east of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade County Public Schools** has stated that the approval of this application will generate a total of 34 students. Staff has been informed by staff of Miami-Dade County Public Schools that a dialogue between themselves and the applicant has not taken place. However, at the time of this writing, the applicant was in the process of coordinating a meeting with both Schools and County staff. The Public Works Department has determined that this application meets traffic concurrency for an initial development order and will generate 55 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new

trips does not exceed the acceptable levels of service which are "B" and "C". The **Public Works Department**, therefore, has **no objection** to this application.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per gross acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan without a covenant limiting the density to a maximum of 48 units.

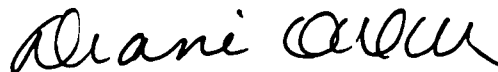
The applicant has submitted a plan which indicates a total of 45 single family residences on the subject 8.003 acre subject parcel. This development will be similar to the 8.6 acre parcel which abuts the subject property to the south (Z02-279, Carole Brock, Tr.) which was approved a zone change from AU to RU-1M(b) in connection with plans and a covenant limiting said development to a maximum of 45 single family residences. Of the aforementioned 45 single family building sites on the subject property of this hearing, 30 of said lots will have areas of 6,000 or more square feet, which meet RU-1M(b) minimum lot sizes. The applicant has met with staff of the Public Works Department and has coordinated the roadway connections of the proposed single family development with the previously approved single family development to the south.

The approval of RU-1M(a) on the subject property subject to the proffered covenant limiting the development to a maximum of 45 single family residences will be both **consistent** with the CDMP and **compatible** with the surrounding area. Notwithstanding the aforementioned, staff notes that the schools in the area exceed the Florida Inventory of School Houses (FISH) capacity. As such, staff recommends deferral of this application pending the results of the options generated through the collaborative efforts of the School Board, local government, and the developer.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03, 03/07/03, 04/02/03, 05/19/03, 06/06/03, 06/09/06
DATE FINALIZED: 06/10/03
DO:QW:AJT:MTF:REM:DBM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning




MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 12, 2002

SUBJECT: C-15 #Z2002000326
Goulds LLC
E/o S. W. 112th Avenue along S. W. 224th St.
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is 10

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-3353, was identified within 500 feet of the property, at 22345 SW 112 Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
DEC 19 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

This Department has no objections to this application.


This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **55 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	C	C
9904	SW 220 St. e/o US-1	C	C

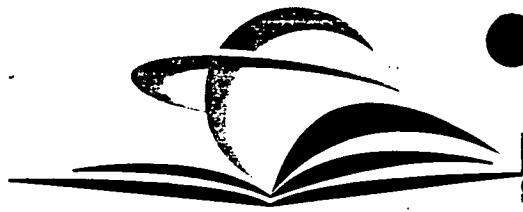
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.
FEB. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

March 24, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

**Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development. serve the proposed development.

Ms. Ruth Ellis Myers
March 24, 2003
Page Two.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications for Community Council 15.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

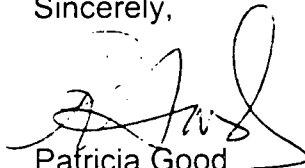
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 55-unit development is estimated to generate approximately \$134,640 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-993
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 55 units

**ESTIMATED
STUDENT
POPULATION:** 34 student *

ELEMENTARY: 18

MIDDLE: 8

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 729*	561	127%/ 130%*	210	92%/ 95%*
Mays Middle	1095/ 1103*	1023	107%/ 108%*	45	103%/ 103%*
Miami Southridge Sr.	4184/ 4192*	2372	176%/ 177%*	309	156%/ 156%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:20 a.m.

Non-instructional space utilized for instructional purposes:

Resource rooms, closet spaces, media center, computer labs and conference rooms

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$198,322.

CAPITAL COSTS: Based on the State's February-2003 student station cost factors*, capital 18180 SW 122 Avenue costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	18	x	\$ 13,135	=	\$ 236,430
MIDDLE	8	x	\$ 15,060	=	\$ 120,480
SENIOR	8	x	\$ 19,929	=	\$ 159,432

Total Potential Capital Cost	\$ 516,342
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1. S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING. ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

19

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

PROPOSED PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	6445	887	7332	4681	477	142%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
REDLAND MID	1763	155	1918	1144	25	164%
MIDDLE TOTALS	7625	394	8019	5424	315	140%
HOMESTEAD SR	3315	240	3555	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	62	4246	2372	309	158%
SOUTH DADE SR	2824	59	2883	1871	283	134%
SENIOR HIGH TOTALS	10323	361	10684	6812	592	144%

TOTAL	24393	1642	26035	16917	1384	142%
-------	-------	------	-------	-------	------	------

21

Miami-Dade County Public Schools Charter Schools

Existing Charter School

- ① ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ② ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- ⑤ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑥ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑦ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑧ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑨ Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑩ Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- ⑪ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑫ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ⑬ Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- ⑭ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ⑮ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ⑯ Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- ⑰ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ⑱ Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- ⑲ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- ⑳ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ㉑ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉒ Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ㉓ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉔ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉕ Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Contracts for 2003-2004

- ㉑ Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- ㉒ Miami Children's Museum Charter School, Watson Island, FL
- ㉓ Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- ㉔ Elizabeth du Fresne Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- ㉕ Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- ㉖ Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- ㉗ Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- ㉘ Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
- ㉙ Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- ㉚ Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- ㉛ Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- ㉜ Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- ㉝ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ㉞ Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- ㉟ Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

Approved Applications for 2003-2004

- ㉑ Stanley Axlrod Charter School, 7901 NW 103 Street, Miami, FL 33016
- ㉒ Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- ㉓ Chancellor Charter School at Coral Gables, Downtown Coral Gables
- ㉔ Coral Gables Community Charter School, Downtown Coral Gables
- ㉕ Miami Shores Senior (location to be determined)
- ㉖ Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- ㉗ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ㉘ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉙ Mater Academy South Charter School, Sweetwater area
- ㉚ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㉛ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㉜ School for Integrated Academics and Technologies (SIATech)
3050 NW 183 Street, Miami, FL 33056, and
12350 SW 285 Street, Homestead, FL 33033
- ㉝ West Hialeah Academy, Hialeah area
- ㉞ Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- ㉟ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
Mater Springs Academy Elementary School (location to be determined)
Mater Springs Academy Middle School (location to be determined)
Nova Southeastern University Charter Academy of Excellence (location to be determined)
Miami-Dade Charter Foundation (6 sites - locations to be determined)
Somerset Academy (8 sites - locations to be determined)

22

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-326

Service Impact: ☒ Yes ☐ No

Location: S. of SW 224 ST. & ~~E~~ 752' E. OF SW 112 AVE.

Recommendation: No objection _____
No objection with condition(s) _____
Denial _____

Plans: ☐ Yes
☒ No

*

Estimated number of alarms generated annually by application: 12 RU-1M(A)

If there is an impact, below is the service availability:

Station District 34 Grid 2323 DUSF 48 Occupancy Type 1

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

24

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 1 / 1 / _____

BY CZAB # _____

RECEIVED
APR 29 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-326(03-2) - CZAB 15

Filed in the name of (Applicant) GOULDS, LLC

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: _____

Application, or part of Application being Appealed (Explanation): Zone change

from AU to RU-1(M)A

Appellant (name): GOULDS, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

- See Attached -

GOULDS, LLC #02-326 (03-2 – CZAB-15)
Grounds and reasons supporting the reversal of the
ruling of Community Zoning Appeals Board 15

1. SITE PLAN CONFLICT- The representative from the Public Works Department present at the meeting stated that he had not received or reviewed a site plan. However, we had presented our site plan to Public Works in November and modified it in December to accommodate their requested changes. Public Works in it's comments for the zoning hearing had no objections to the site plan we proffered. The Public Works representative who attended the meeting should have been informed of the prior approval of the site plan and should not have objected to the site plan at the public meeting.

Furthermore our site plan "may" be in conflict with a site plan on the adjoining market rate property (Carol Brock) that was first presented and approved at the zoning meeting (March 27th) immediately prior to the one we appeared at (April 28th) and was approved at that time. The potential conflict involved connectivity between the 2 sites.

The Carol Brock site plan, indicated the ability to connect to 2 separate properties that I own adjoining their property. Our previously submitted and accepted site plan, which predated their site plan, should have been taken into consideration by Public Works when commenting on the Carol Brock site plan.

Additionally, the developers of the Carol Brock parcel also own a 20-acre parcel (The Preserve) adjoining their property on the opposite side as my parcel. They should have connected to The Preserve parcel and not my 2 parcels. Instead, they provided no connectivity to their adjoining 20-acre Preserve parcel at all.

2. SCHOOL OVERCROWDING- It was stated at the meeting by the 3 members of Community Council 15 who voted to deny our property, that we should somehow deal with the school overcrowding issue. One member said because of budget cuts at the State level the situation was being made more critical and thus solutions by developers must be emphasized more. We pointed out that we fully intended to market our 48 homes to residents who already live in the area and very few new families will be attracted into the district. We also suggested that the lack of affordable home ownership units in Goulds was a much more pressing issue and one that they as a zoning board could help alleviate that issue by approving this project.

One of the board members said that the Carol Brock project next door represented to the Community Council as part of it's zoning hearing the previous month, that our project would somehow participate in contributing to the construction of a Charter School on the 20-acre Preserve site on the other side of the Carol Brock property. I was never approached by the Carol Brock people and told them I had made no such commitment. I further stated that if the combined Carol Brock and Preserve projects, which contained almost 4 times the land as ours did is providing a solution for the area, why are they looking to my small affordable housing project to do something as well?

3. THE PRESENCE OF THE SUPORTERS OF THE PROJECT- In order to demonstrate the crying need for affordable home ownership in Goulds, there were more than 80 people who came to the meeting to support our zoning application. We also presented petitions signed by 112 people supporting our application to develop 5,000 square foot lots under RU-1(M)a zoning.

The Chairwoman asked me to limit the number of speakers. There were 5 representatives of the group who spoke before the community council in support of the RU-1(M)a zoning mainly on the grounds of the need for them to have the opportunity to purchase a unit in the project. They also stated that they would prefer the smaller 5,000 sq ft lots as apposed to a larger lot if it would keep the prices affordable.

There were 2 board members who stated their objection to the tactics of requesting people to come to the meeting because they would be given a chance to buy a home made affordable because of the use of the County Surtax program. I stated that this was a demonstration of the huge pent-up need for home ownership units in Goulds.

In denying the zoning application Community Council 15 which considers itself an activist Council because of their stand on school overcrowding, would be contributing to home overcrowding and lack of affordable home ownership opportunities that are considered to be a much more pressing issue in Goulds than the school situation.

The 2 lone objectors who made inflammatory statements against me and the project were linked to the local CDC that had not produced any housing units in their history, while I had produced several hundred in their community and utilized local construction people without the CDC's involvement. These same people who claimed to know community sentiment objected the most vigorously to the number of supporters in favor of the zoning application and the presence of other community leaders who came to support this much needed affordable home ownership development.

PELLANT MUST SIGN THIS PAGE

SOULD, LLC.
by Goldmeier (W) LTD
by Goldmeier (W) LTD
by

Date: 29th day of April, year: 2003

Signed

by: Benny Goldmeier, Vice President
Print Name

1101 BRICKELL AVE - ST 402B
Mailing Address

MIAMI FL 33131

305-250-9898 305-358-5381
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 29 day of April, year 2003

Nancy Rubin
Notary Public



Nancy Rubin
My Commission CC887043
Expires December 21, 2003

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI Dade

Before me the undersigned authority, personally appeared Barry Goldmaier
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Nancy Rubin
Signature

NANCY RUBIN
Print Name

GOULDS LLC
by Goldmaier (12) Ltr.
by Goldmaier (123) Corp
by _____
Appellant's signature

Barry Goldmaier, Jr.
Print Name

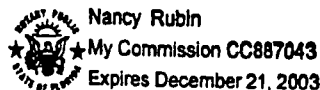
Signature

Print Name

Sworn to and subscribed before me on the 29 day of April, year 2003.

Appellant is personally know to me or has produced _____ as
identification. _____

Nancy Rubin
Notary
(Stamp/Seal)



Commission Expires:

29

RESOLUTION NO. CZAB15-8-03

WHEREAS, GOULDS, LLC applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east ½ of the north ½ of the north ½ of the NW ¼ of the SE ¼ and the north ½ of the NW ¼ of the NW ¼ of the SE ¼ less the west 150' , less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Daniel L. Adams, seconded by Leonard Anthony, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye

Nancy McCue aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 28th day of April, 2003.

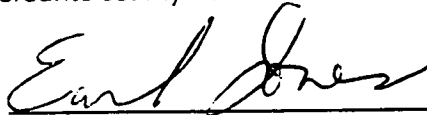
Hearing No. 03-2-CZ15-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

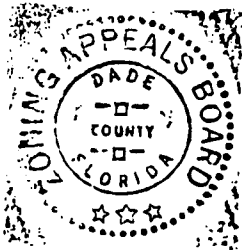
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-3-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of April, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOVLOS, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GOLDMEIER (NZ) LTD.</u>	<u>100%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMEIER (NZ) LTD - Managing Member

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Benny Goldmeier Trust</u>	<u>40%</u>
<u>Lee Goldmeier Trust</u>	<u>40%</u>
<u>GOLDMEIER (NZ) Corp</u>	<u>20%</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to me or has produced _____ as identification.

R M Duran
(Notary Public)

My commission expires _____

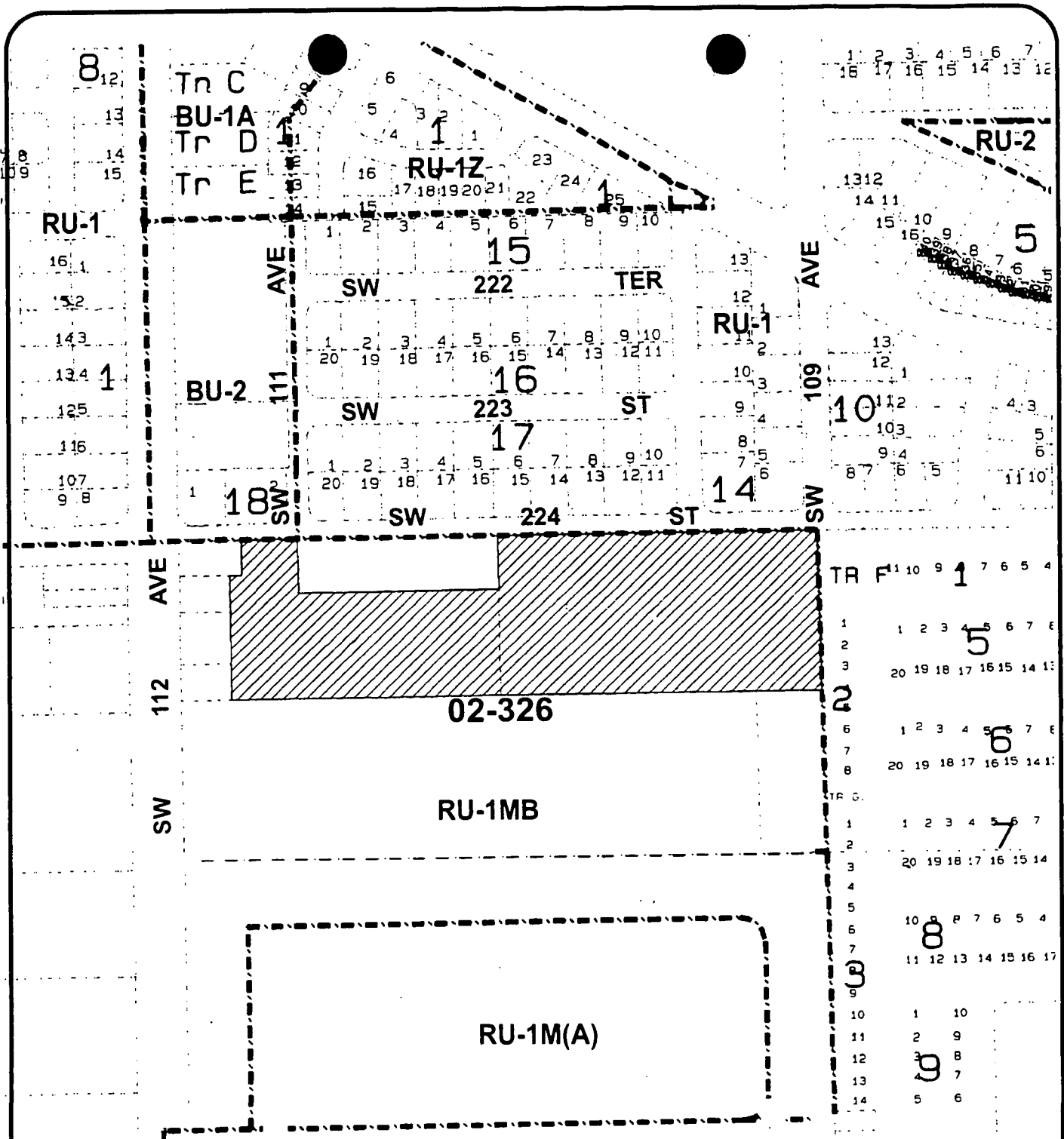


R M Duran
My Commission DD144583
Expires August 25, 2006

34

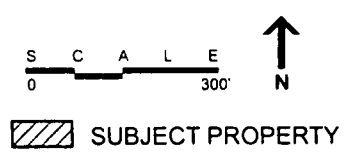
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



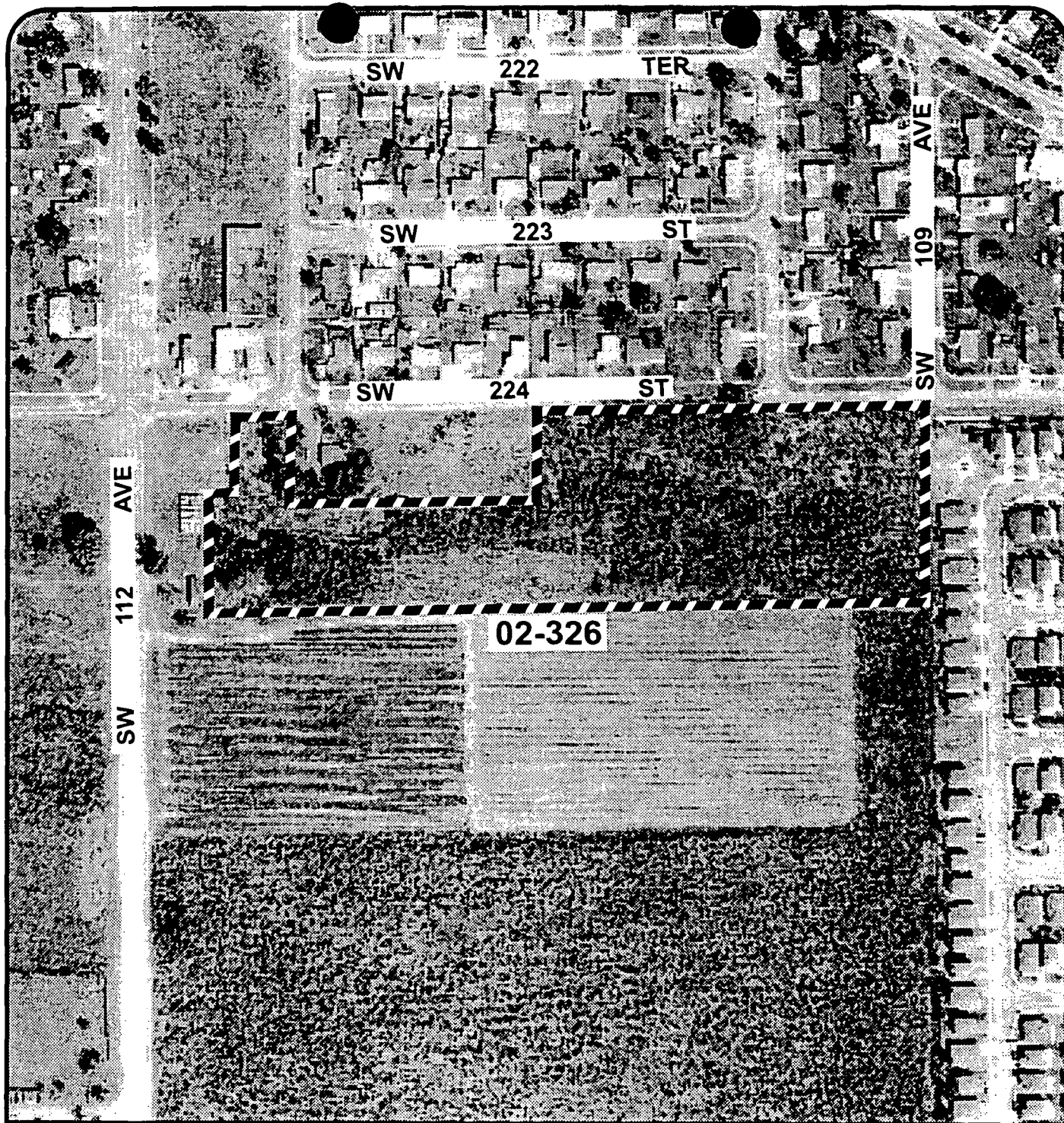


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 18 Township: 56 Range: 40
 Process Number: 02000326
 Applicant: GOULDS, LLC.
 District Number: 08,09
 Zoning Board: C15
 Drafter ID: DIONNE
 Scale: 1:300'



36



MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



B. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 4/28/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds, LLC

APPLICANT

Lying 150' west of SW 112 AVE
and south of SW 224 ST, Miami-
Dade County, Fl

ADDRESS

4/28/2003

DATE

02-326

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of February 12, 2003.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: April 28, 2003

COMMISSION DISTRICT: 9

ITEM NO.: B

A. INTRODUCTION

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o **SIZE:** 8.003 ± acres.

o **IMPACT:**

The approval of the requested district boundary change will provide for additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: BU-2, RU-1, AU; food market and single family residences	Business & Office & Residential, 2.5 to 6 dua
SOUTH: RU-1M(b); vacant	Residential, 2.5 to 6 dua
EAST: RU-1 & AU; single family residences	Residential, 2.5 to 6 dua
WEST: AU; single family residences	Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

* for RU-1M(b)

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or

neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

This application was deferred from the March 27, 2002 meeting of Community Council-15 to provide additional time for the applicant to proffer a covenant tying the request to a site plan and ensuring consistency with the Comprehensive Development Master Plan. This application was deferred from the February 27, 2003 meeting of Community Council - 15 due to an inadvertent error in the advertisement. The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Said property is located 150' east of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade Public Schools** has stated that the approval of this application will generate a total of 34 students. The Pubic Works Department has determined that this application meets traffic concurrency for an initial development order and will generate 55 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable levels of service which are "B" and "C". The **Pubic Works Department**, therefore, has **no objection** to this application.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum

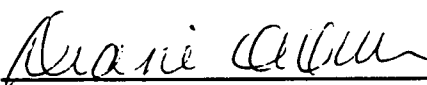
development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan. RU-1M(b), however, would allow the applicant to construct a maximum of 46 residential units on the site at a density of 5.81 units per acre, which would be consistent with the CDMP. RU-1M(b) would also be more compatible than the proposed RU-1M(a) with the RU-1 lots to the immediate north and east of the subject property which are already developed with single family residences. Application 02-279, Carole Brock, Trustee recently sought a zone change from AU to RU-1M(a) on the parcel which abuts the subject property to the south. Staff had recommended a rezoning to RU-1M(b) for said parcel and noted that the parcel which abuts the Brock parcel to the south was already zoned RU-1M(b). On March 27, 2003 Community Council - 15 rezoned the 8.6+ acre neighboring Carole Brock, Trustee parcel from AU to RU-1M(b).

The approval of RU-1M(b) on the subject property in lieu of the proposed RU-1M(a) would be both **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends the approval of RU-1M(b) in lieu of RU-1M(a) zoning.

I. **RECOMMENDATION:** Approval of RU-1M(b) in lieu of RU-1M(a) zoning.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03, 03/07/03, 04/02/03
DATE FINALIZED: 04/07/03
DO'QW:AJT:MTF:REM:DBM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning




MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 12, 2002

SUBJECT: C-15 #Z2002000326
Goulds LLC
E/o S. W. 112th Avenue along S. W. 224th St.
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-3353, was identified within 500 feet of the property, at 22345 SW 112 Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

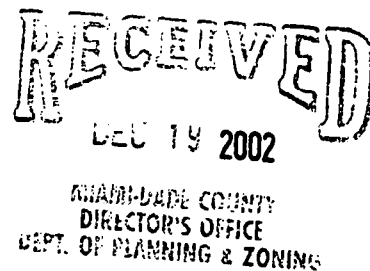
Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

This Department has no objections to this application.


This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **55 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	C	C
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.
FEB. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

March 24, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

**Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact Miami Southridge Senior High School currently operating at 156% of FISH % utilization (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development. serve the proposed development.

Ms. Ruth Ellis Myers
March 24, 2003
Page Two.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications for Community Council 15.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

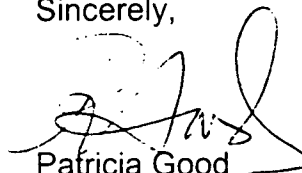
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 55-unit development is estimated to generate approximately \$134,640 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-993
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 55 units

**ESTIMATED
STUDENT
POPULATION:** 34 student *

ELEMENTARY: 18

MIDDLE: 8

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Pine Villa Elem.	711/ 729*	561	127%/ 130%*	210	92%/ 95%*
Mays Middle	1095/ 1103*	1023	107%/ 108%*	45	103%/ 103%*
Miami Southridge Sr.	4184/ 4192*	2372	176%/ 177%*	309	156%/ 156%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and middle schools do not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

"B" School

Special Programs:

After-school care, Enrichment and Vocational classes

Lunch schedule:

Begins at 11:20 a.m.

Non-instructional space utilized for instructional purposes:

Resource rooms, closet spaces, media center, computer labs and conference rooms

Teachers required to float/travel:

None

Miami Southridge Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$198,322.

CAPITAL COSTS: Based on the State's February-2003 student station cost factors*, capital 18180 SW 122 Avenue costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	18	x	\$ 13,135	=	\$ 236,430
MIDDLE	8	x	\$ 15,060	=	\$ 120,480
SENIOR	8	x	\$ 19,929	=	\$ 159,432

Total Potential Capital Cost	\$ 516,342
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC15 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
ELEMENTARY TOTALS	6445	887	7332	4681	477	142%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
REDLAND MID	1763	155	1918	1144	25	164%
MIDDLE TOTALS	7625	394	8019	5424	315	140%
HOMESTEAD SR	3315	240	3555	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	62	4246	2372	309	158%
SOUTH DADE SR	2824	59	2883	1871	283	134%
SENIOR HIGH TOTALS	10323	361	10684	6812	592	144%

TOTAL	24393	1642	26035	16917	1384	142%
-------	-------	------	-------	-------	------	------

Miami-Dade County Public Schools Charter Schools

Existing Charter School

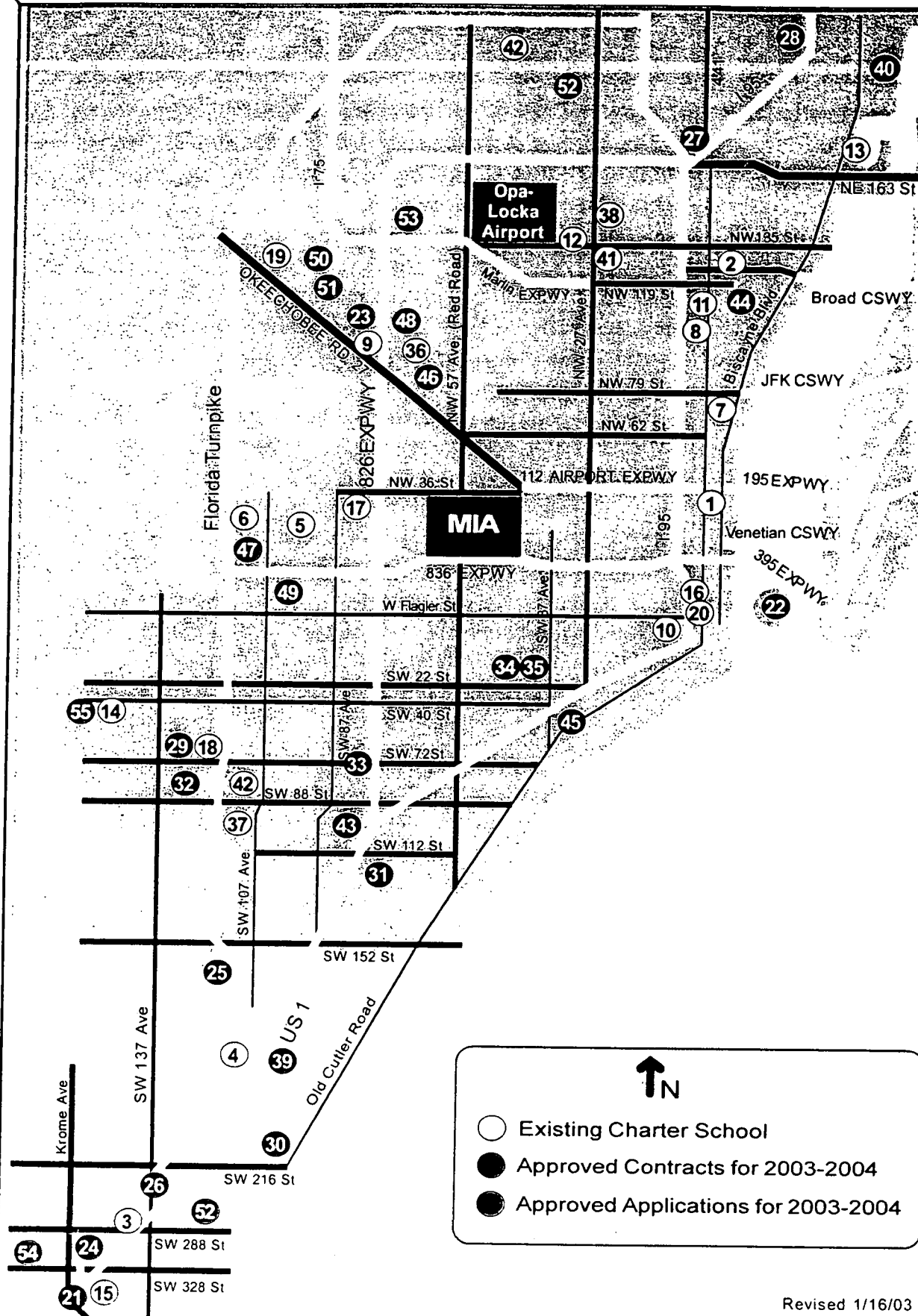
- ① ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ② ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- ⑤ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑥ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑦ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑧ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑨ Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑩ Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- ⑪ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑫ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ⑬ Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- ⑭ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ⑮ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ⑯ Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- ⑰ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ⑱ Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- ⑲ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- ⑳ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ㉑ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉒ Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ㉓ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉔ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉕ Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Contracts for 2003-2004

- ㉑ Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- ㉒ Miami Children's Museum Charter School, Watson Island, FL
- ㉔ Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- ㉕ Elizabeth du Fresne Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- ㉖ Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- ㉘ Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- ㉙ Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- ㉚ Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
- ㉛ Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- ㉜ Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- ㉝ Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- ㉞ Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- ㉟ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ㊱ Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- ㊲ Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

Approved Applications for 2003-2004

- ㉑ Stanley Axlerod Charter School, 7901 NW 103 Street, Miami, FL 33016
- ㉒ Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- ㉓ Chancellor Charter School at Coral Gables, Downtown Coral Gables
- ㉔ Coral Gables Community Charter School, Downtown Coral Gables
- ㉕ Miami Shores Senior (location to be determined)
- ㉖ Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- ㉗ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ㉘ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉙ Mater Academy South Charter School, Sweetwater area
- ㉚ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㉛ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㉜ School for Integrated Academics and Technologies (SIATech)
3050 NW 183 Street, Miami, FL 33056, and
12350 SW 285 Street, Homestead, FL 33033
- ㉝ West Hialeah Academy, Hialeah area
- ㉞ Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- ㉟ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- Mater Springs Academy Elementary School (location to be determined)
- Mater Springs Academy Middle School (location to be determined)
- Nova Southeastern University Charter Academy of Excellence (location to be determined)
- Miami-Dade Charter Foundation (6 sites - locations to be determined)
- Somerset Academy (8 sites - locations to be determined)



Revised 1/16/03

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-326

Service Impact: ☒ Yes ☐ No

Location: S. OF SW 224 ST. & ~~E~~ 752' E. OF SW 112 AVE.

Recommendation: No objection _____
No objection with condition(s) _____
Denial _____

Plans: ☐ Yes
☒ No

* _____

Estimated number of alarms generated annually by application: 12 RU-1M(A)

If there is an impact, below is the service availability:

Station District 34 Grid 2323 (DU)SF 48 Occupancy Type 1

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOVLOS, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GOLDMEIER (NJ) LTD.</u>	<u>100%</u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMEIER (NJ) LTD - Managing Mem

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>BARRY Goldmeier Trust</u>	<u>40%</u>
<u>LUC Goldmeier Trust</u>	<u>40%</u>
<u>GOLDMEIER (NJ) Corp</u>	<u>20%</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

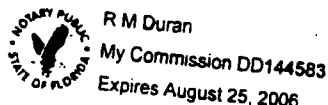
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

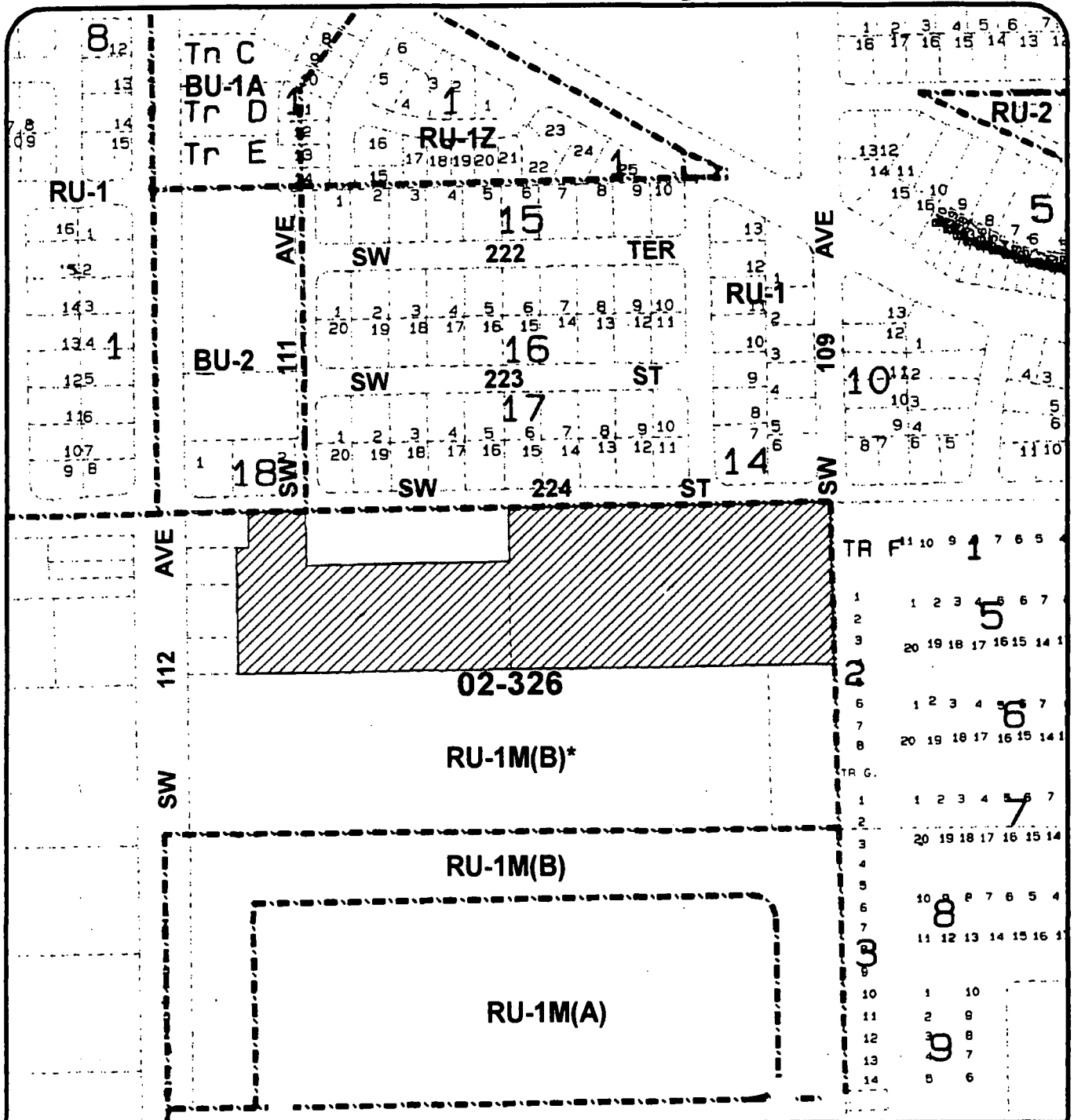
Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to
me or has produced _____ as identification.

R M Duran
(Notary Public)

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust. 2



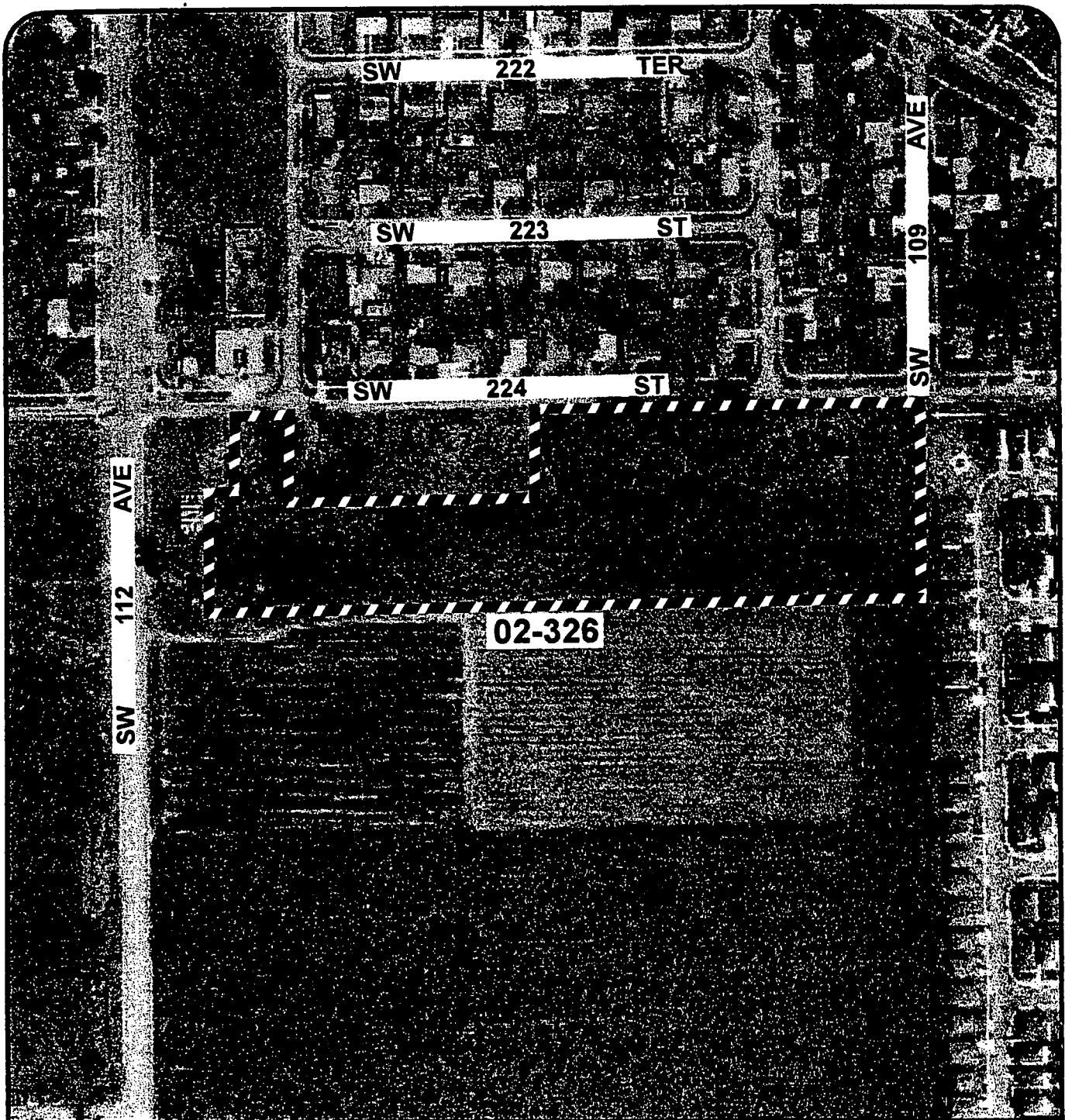
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 18 Township: 56 Range: 40
 Process Number: 02000326
 Applicant: GOULDS, LLC.
 District Number: 08,09
 Zoning Board: C15
 Drafter ID: DIONNE
 Scale: 1:300'



SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



Del Apr 28

A. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 3/27/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

RECEIVED
202-326
APR 21 2003
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING
BY BC

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds, LLC

Lying 150' west of SW 112 AVE
and south of SW 224 ST, Miami-
Dade County, FL

APPLICANT

ADDRESS

3/27/2003

02-326

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of February 12, 2003.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 15
MOTION SLIP**

Applicant Name: GOULDS, LLC

Representative: _____

Objectors: _____

Hearing No. 03-2-CZ15-1 (02-326)

Hearing Date: February 27, 2003

Resolution No. CZAB15-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: 3/27/03

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: Deferred to March 27th, 2003
due to error in ad (at County's expense)

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Daniel L. Adams	✓		
Leonard Anthony	✓		
Nina Botancourt			
JoAnn Bova	✓		
Paul S. Vrooman	✓		
Nancy McCue			✓

VOTE: _____ **TO** _____

EXHIBITS: YES _____ NO ✓

County Attorney: Steven Shraglitz

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: March 27, 2003

COMMISSION DISTRICT: 9

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Interim District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o **SIZE:** 8.003 ± acres.

o **IMPACT:**

The approval of the requested district boundary change will provide for additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: BU-2, RU-1, AU; food market and single family residences	Business & Office & Residential, 2.5 to 6 dua
SOUTH: AU; vacant	Residential, 2.5 to 6 dua
EAST: RU-1 & AU; single family residences	Residential, 2.5 to 6 dua
WEST: AU; single family residences	Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

This application was deferred from the February 27, 2003 meeting of Community Council – 15 due to an inadvertent error in the advertisement. The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Said property is located 150' east of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

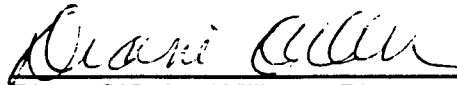
The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade Public Schools** has stated that the approval of this application will generate a total of 34 students. The Pubic Works Department has determined that this application meets traffic concurrency for an initial development order and will generate 55 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable levels of service which are "B" and "C". The **Pubic Works Department**, therefore, has **no objection** to this application.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master

Plan. RU-1M(b), however, would allow the applicant to construct a maximum of 46 residential units on the site at a density of 5.81 units per acre, which would be consistent with the CDMP. RU-1M(b) would also be more compatible than the proposed RU-1M(a) with the RU-1 lots to the immediate north and east of the subject property which are already developed with single family residences. Application 02-279, Carole Brock, Trustee, which was also deferred from the February 27, 2003 meeting and is on this same agenda, seeks a zone change from AU to RU-1M(a) on the parcel which abuts the subject property to the south. Staff has recommended a rezoning to RU-1M(b) for said parcel. Staff notes that the parcel which abuts the Brock parcel to the south is zoned RU-1M(b). The approval of RU-1M(b) on the subject property in lieu of the proposed RU-1M(a) would be both **consistent** with the CDMP and **compatible** with the surrounding area. Accordingly, staff recommends the approval of RU-1M(b) in lieu of RU-1M(a) zoning.

- I. **RECOMMENDATION:** Approval of RU-1M(b) in lieu of RU-1M(a) zoning.
- J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03, 03/07/03
DATE FINALIZED: 03/11/03
DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



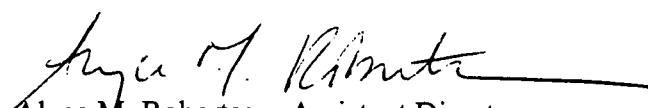
MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 12, 2002

SUBJECT: C-15 #Z2002000326
Goulds LLC
E/o S. W. 112th Avenue along S. W. 224th St.
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-3353, was identified within 500 feet of the property, at 22345 SW 112 Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

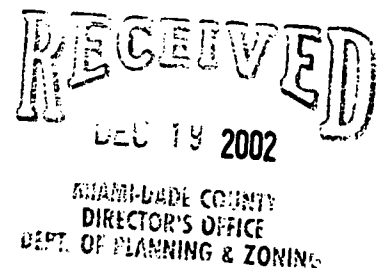
Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

This Department has no objections to this application.


This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **55 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

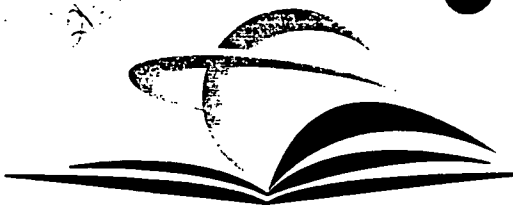
Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	C	C
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.
FEB. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Perez
Dr. Solomon C. Stinson

February 7, 2003

RECEIVED
FEB 13 2003

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

**Superintendent
of Schools**
Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Mays Middle and Miami Southridge Senior High. All of the impacted schools are over capacity. Please see attached analysis.

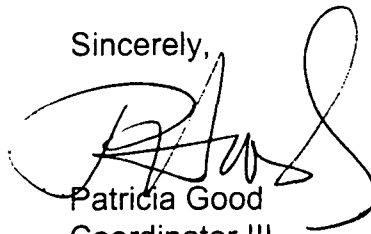
Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
February 7, 2003
Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-846
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 55 units

**ESTIMATED
STUDENT
POPULATION:** 34 student *

ELEMENTARY: 18

MIDDLE: 8

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Pine Villa Elem.	711	561	127%	210
Mays Middle	1095	1023	107%	45
Miami Southridge Sr.	4184	2372	176%	309

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	"B" School
Special Programs:	After-school care, Enrichment and Vocational classes
Lunch schedule:	Begins at 11:20 a.m.
Non-instructional space utilized for instructional purposes:	Resource rooms, closet spaces, media center, computer labs and conference rooms
Teachers required to float/travel:	None

Miami Southridge Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	Magnet programs
Lunch schedule:	Begins at 10:35 a.m.
Non-instructional space utilized for instructional purposes:	Offices and Book storage rooms
Teachers required to float/travel:	None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$198,322.

CAPITAL COSTS: Based on the State=s January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	18	x	\$ 13,063	=	\$ 235,134
MIDDLE	8	x	\$ 14,978	=	\$ 119,824
SENIOR	8	x	\$ 19,820	=	\$ 158,560

Total Potential Capital Cost	\$ 513,518
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-326

Service Impact: ☒ Yes ☐ No

Location: S. of SW 224 ST. & ~~E~~ 752' E. of SW 112 AVE.

Recommendation: ☐ No objection

☐ No objection with condition(s)

☐ Denial

Plans: ☐ Yes

☒ No

Estimated number of alarms generated annually by application: 12

RU-1M(A)

If there is an impact, below is the service availability:

Station District 34 Grid 2323 DUSF 4B Occupancy Type 1

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOLDS, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GOLDMEIER (NJ) LTD.</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMEIER (NJ) LTD - Managing Member

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>BARRY Goldmeier Trust</u>	<u>40%</u>
<u>Lisa Goldmeier Trust</u>	<u>40%</u>
<u>GOLDMEIER (NJ) Corp</u>	<u>20%</u>
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

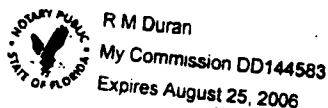
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

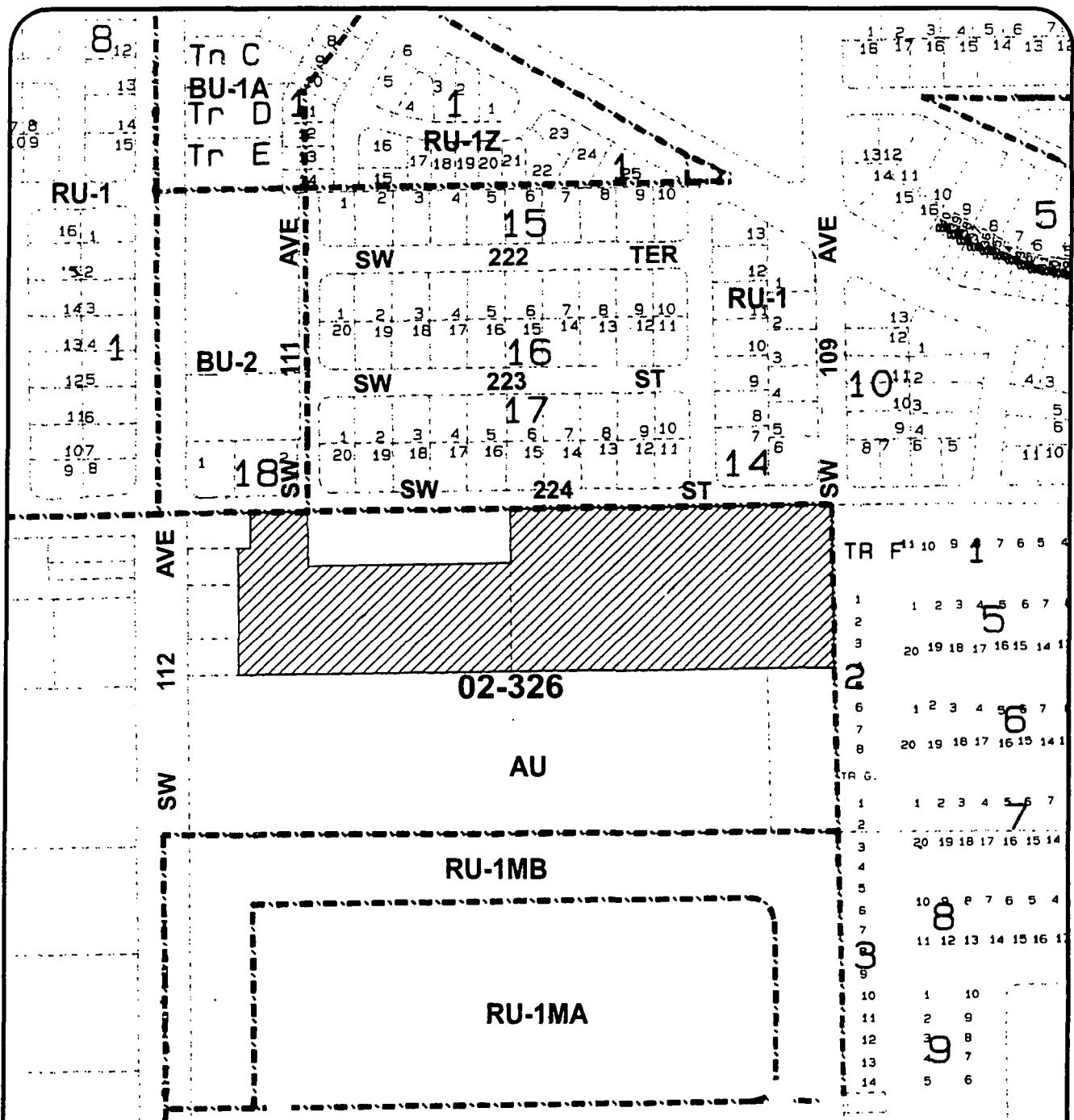
Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to me or has produced _____ as identification.

R M Duran
(Notary Public)

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



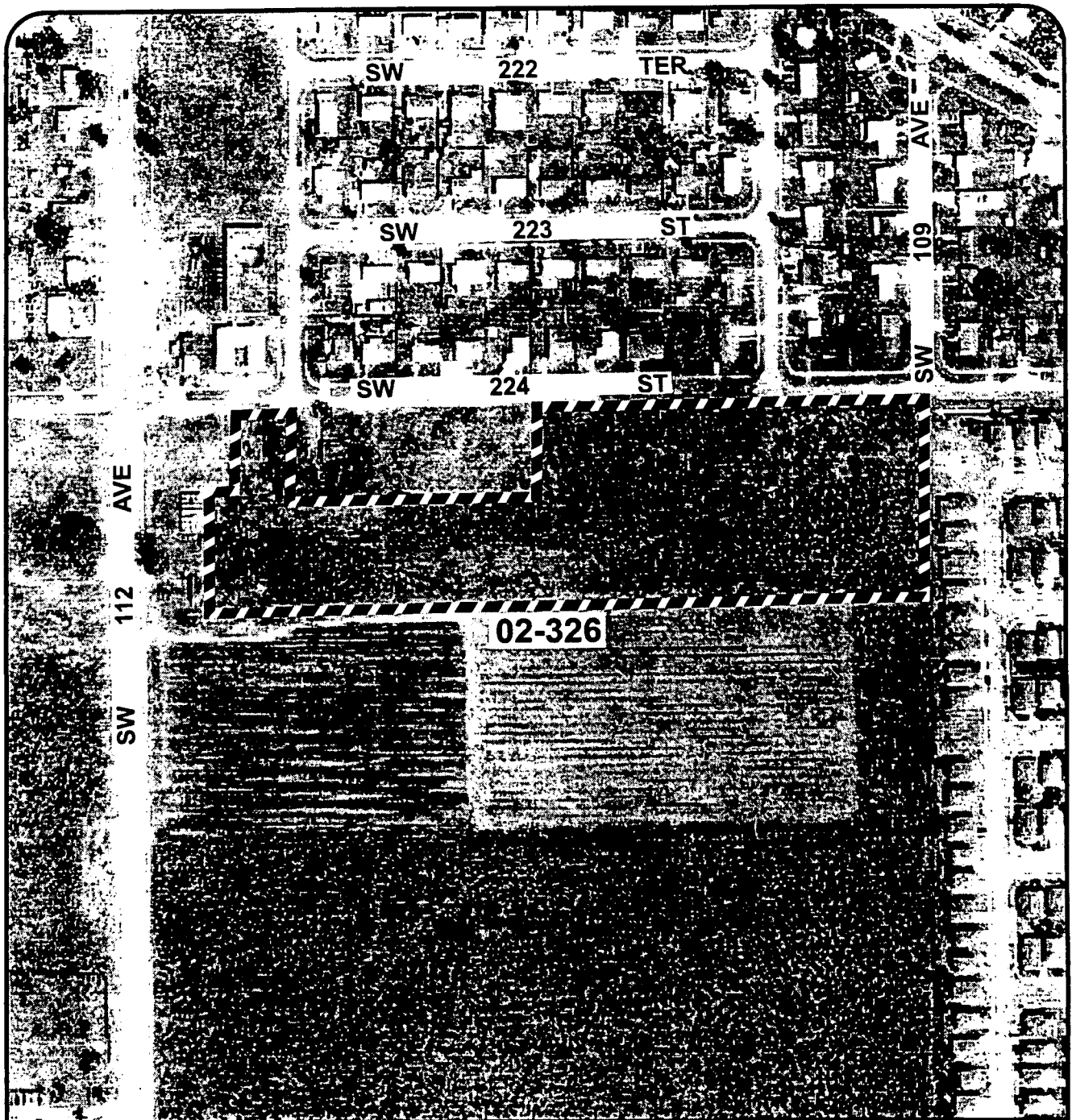
MIAMI-DADE COUNTY HEARING MAP

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: 1:300'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



1. GOULDS, LLC
(Applicant)

03-2-CZ15-1 (02-326)
Area 15/Districts 8 & 9
Hearing Date: 2/27/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Goulds, LLC

APPLICANT

2/27/2003

DATE

Lying 150' west of SW 112 AVE
and south of SW 224 ST, Miami-
Dade County, Fl

ADDRESS

02-326

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of February 12, 2003.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Goulds, LLC

PH: Z02-326 (03-2-CZ15-1)

SECTION: 18-56-40

DATE: February 27, 2003

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

GU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from GU, Interim District, to RU-1M(a), Modified Single-Family Residential District.

o **LOCATION:**

Lying 150' west of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

o **SIZE:** 8.003 ± acres.

o **IMPACT:**

The approval of the requested district boundary change will provide for additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: BU-2, RU-1, AU; food market
and single family residences

Business & Office & Residential,
2.5 to 6 dua

SOUTH: AU; vacant

Residential, 2.5 to 6 dua

EAST: RU-1 & AU; single family
residences

Residential, 2.5 to 6 dua

WEST: AU; single family residences

Residential, 2.5 to 6 dua

The subject parcel is irregularly shaped and is located on the south side of S.W. 224 Street, east of S.W. 112 Avenue. Said parcel is undeveloped. The neighborhood to the east and north is developed with single family residences and retail uses are located on the northeast corner of S.W. 112 Avenue and S.W. 224 Street.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	34 Students

H. ANALYSIS:

The applicant is seeking to rezone the property from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. Said property is located 150' west of S.W. 112 Avenue and south of S.W. 224 Street. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 square feet, and a minimum width of 50'.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. **Miami-Dade Public Schools** has stated that the approval of this application will generate a total of 34 students. The Pubic Works Department has determined that this application meets traffic concurrency and will generate 55 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable levels of service which are "B" and "C". The **Pubic Works Department**, therefore, has **no objection** to this application.

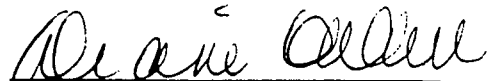
This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 48 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop this site with 55 single family units at a density of 6.97 units per acre. As such, the proposed RU-1M(a) zoning would be inconsistent with the Master Plan. RU-1M(b), however, would allow the applicant to construct a maximum of 46 residential units on the site at a density of 5.81 units per acre, which would be consistent with the CDMP. RU-1M(b) would also be more compatible than the proposed RU-1M(a) with the

RU-1 lots to the immediate north and east of the subject property which are already developed with single family residences. Application 02-279, Carole Brock, Trustee, on this same agenda, seeks a zone change from AU to RU-1M(a) on the parcel which abuts the subject property to the south. Staff has recommended a rezoning to RU-1 for said parcel. Staff notes that the parcel which abuts the Brock parcel to the south is zoned RU-1M(b). The approval of RU-1M(b) on the subject property in lieu of the proposed RU-1M(a) would be both **consistent** with the CDMP and **compatible** with the surrounding area. The aforementioned notwithstanding, due to an inadvertent error in the advertisement this application must be deferred to the March 27, 2003 meeting.

I. **RECOMMENDATION:** Deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 02/05/03
DATE TYPED: 02/05/03
DATE REVISED: 02/10/03, 02/12/03
DATE FINALIZED: 02/21/03
DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning




MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 12, 2002

SUBJECT: C-15 #Z2002000326
Goulds LLC
E/o S. W. 112th Avenue along S. W. 224th St.
DBC from AU to RU-1M (a)
(AU) (8.0 Ac.)
18-56-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of the DERM database indicates that there are no records of current or historical permits or records of current or historical contamination assessment or remediation activities at the subject site. One underground storage tank permitted site, UT-3353, was identified within 500 feet of the property, at 22345 SW 112 Avenue, which is a petroleum contaminated site currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

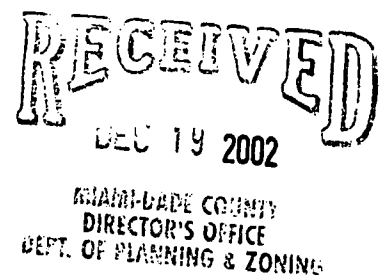
Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z



PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Goulds, LLC

This Department has no objections to this application.


This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 55 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-346	S. Dixie Hwy. n/o SW 112 Ave.	B	B
9736	SW 112 Ave. n/o SW 232 St.	C	C
9904	SW 220 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.
FEB. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

February 7, 2003

RECEIVED
FEB 13 2003

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

**Superintendent
of Schools**
Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Re: Goulds, LLC - Application No. 02-326 (CC15)
West of SW 112 Avenue and South of SW 224 Street**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Mays Middle and Miami Southridge Senior High. All of the impacted schools are over capacity. Please see attached analysis.

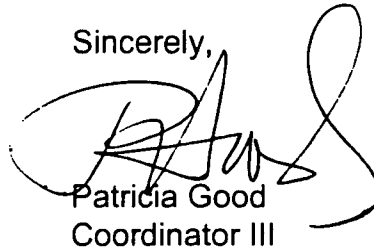
Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is Fall 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
February 7, 2003
Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a large, stylized flourish extending to the right.

Patricia Good
Coordinator III

PG:am
L-846
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-326, Goulds, LLC (CC15)

REQUEST: Zone change from GU to RU-1M(a)

ACRES: 8.003± acres

LOCATION: West of SW 112 Avenue and South of SW 224 Street

UNITS: 55 units

**ESTIMATED
STUDENT
POPULATION:** 34 student *

ELEMENTARY: 18

MIDDLE: 8

SENIOR: 8

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: Miami Southridge Senior - 19355 SW 114 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Pine Villa Elem.	711	561	127%	210
Mays Middle	1095	1023	107%	45
Miami Southridge Sr.	4184	2372	176%	309

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Pine Villa Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "C" School
Special Programs:	After-school care and Magnet programs
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Mays Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	"B" School
Special Programs:	After-school care, Enrichment and Vocational classes
Lunch schedule:	Begins at 11:20 a.m.
Non-instructional space utilized for instructional purposes:	Resource rooms, closet spaces, media center, computer labs and conference rooms
Teachers required to float/travel:	None

Miami Southridge Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	Magnet programs
Lunch schedule:	Begins at 10:35 a.m.
Non-instructional space utilized for instructional purposes:	Offices and Book storage rooms
Teachers required to float/travel:	None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$198,322.

CAPITAL COSTS: Based on the State=s January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	18	x	\$ 13,063	=	\$ 235,134
MIDDLE	8	x	\$ 14,978	=	\$ 119,824
SENIOR	8	x	\$ 19,820	=	\$ 158,560

Total Potential Capital Cost	\$ 513,518
------------------------------	------------

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: GOLDMAN, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GOLDMAN (NY) LTD.</u>	<u>100%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: GOLDMAN (NY) LTD - Managing Member

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>Barry Goldman Trust</u>	<u>40%</u>
<u>Lee Goldman Trust</u>	<u>40%</u>
<u>GOLDMAN (NY) Corp</u>	<u>20%</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21 day of OCTOBER, 2002. Affiant is personally known to me or has produced _____ as identification.

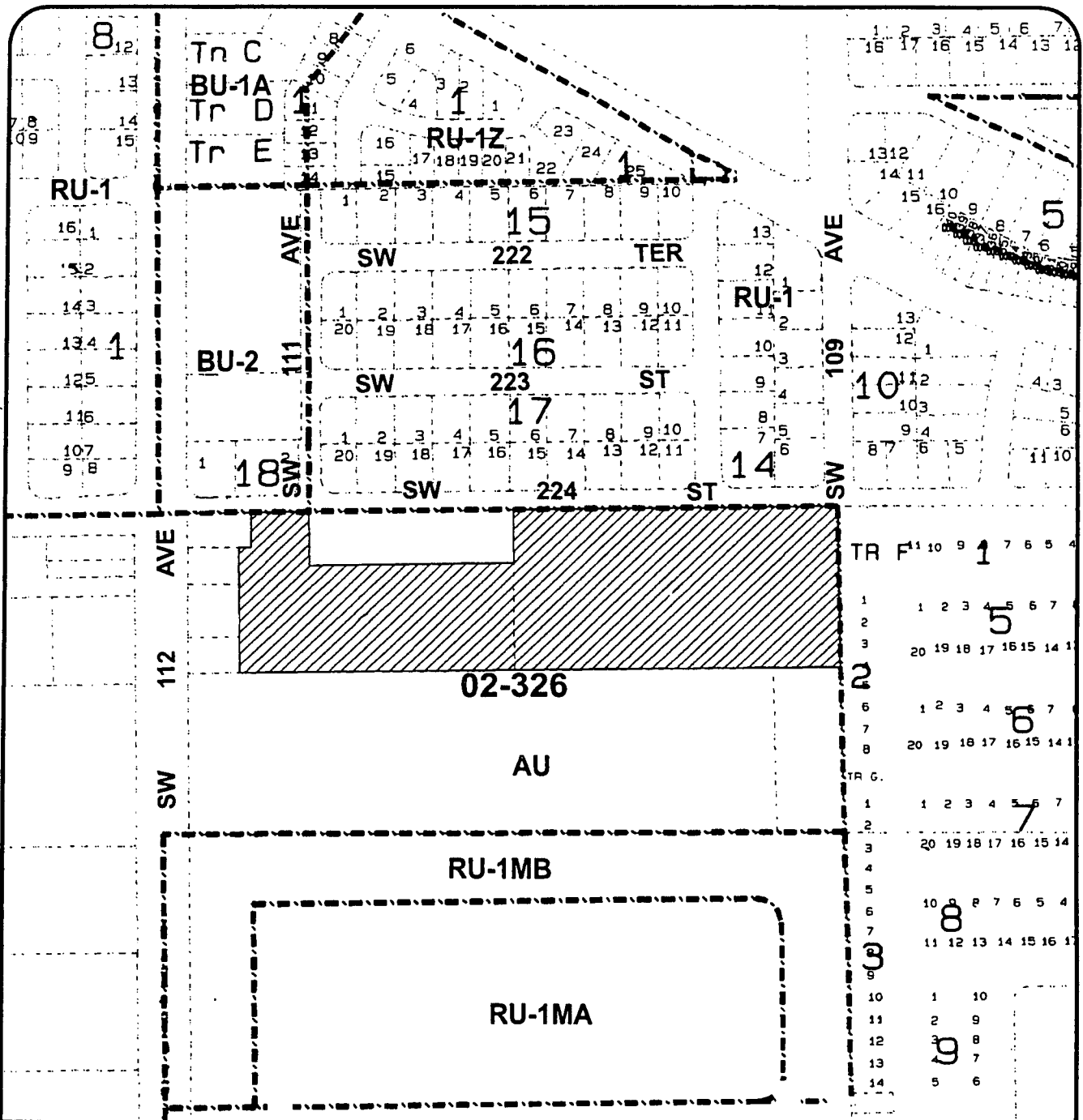
R M Duran
(Notary Public)

My commission expires _____



R M Duran
My Commission DD144583
Expires August 25, 2006


*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



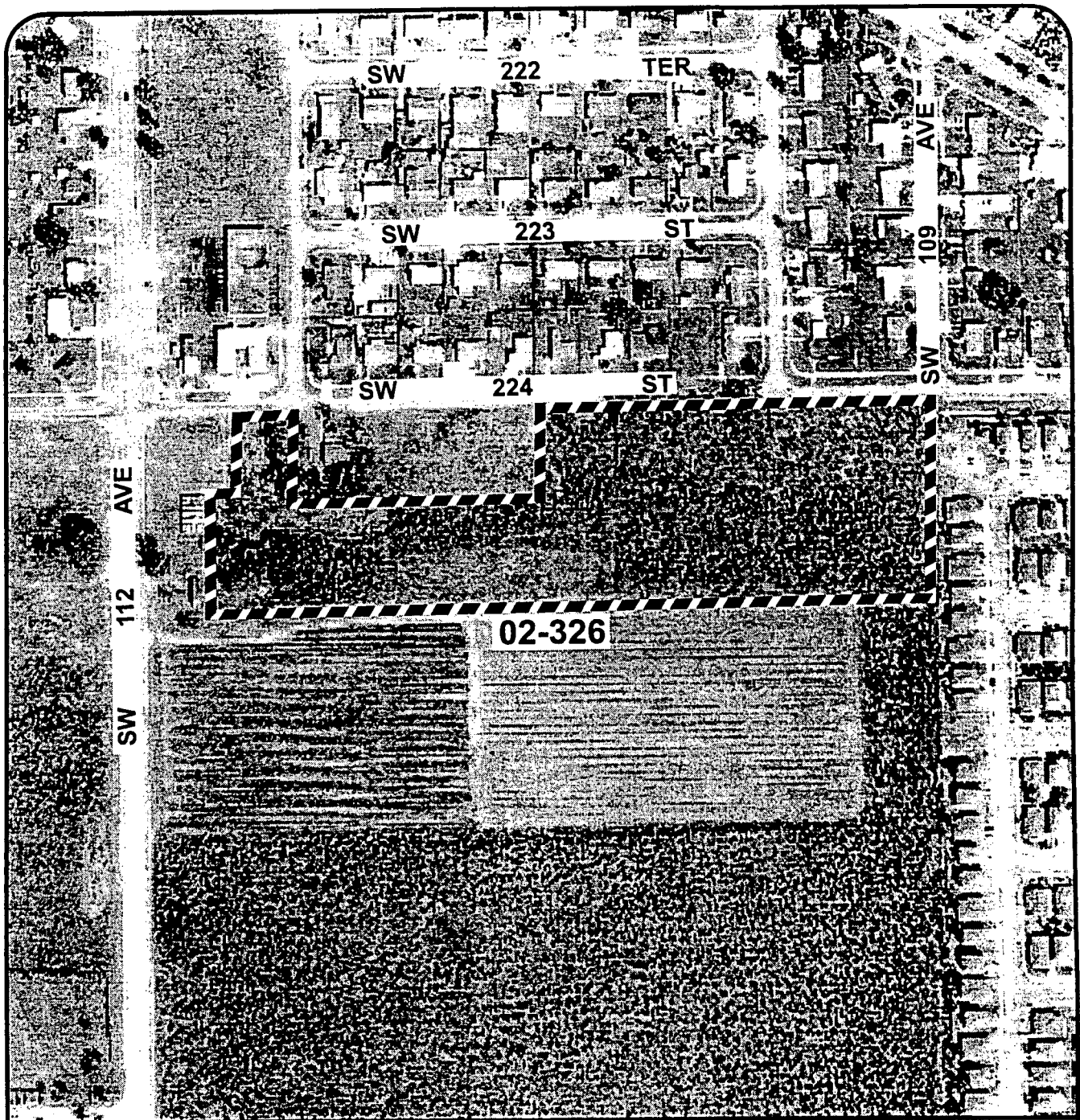
MIAMI-DADE COUNTY HEARING MAP

Section: 18 Township: 56 Range: 40
 Process Number: 02000326
 Applicant: GOULDS, LLC.
 District Number: 08,09
 Zoning Board: C15
 Drafter ID: DIONNE
 Scale: 1:300'

SCALE 0 300' N

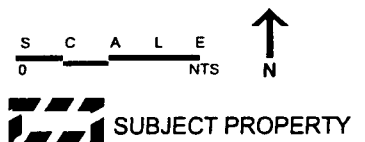
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 18 Township: 56 Range: 40
Process Number: 02000326
Applicant: GOULDS, LLC.
District Number: 08,09
Zoning Board: C15
Drafter ID: DIONNE
Scale: NTS



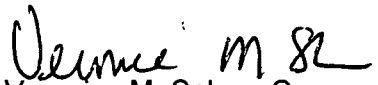
MEMORANDUM

C-15
Hearings 02-326

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: October 6, 2003

SUBJECT: Police Statistical Data
for Community Council
Board #15 Zoning
Meeting on
October 22, 2003

FROM: 
Veronica M. Salom, Commander
Budget and Planning Bureau
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for four locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2535 International Church of the Four Square Gospel; Hearing # 02-150
Location: 28610 SW 152 Avenue
- Grid 2558 Dade Residential Biscayne, LLC; Hearing # 02-217
Location: Lying on the southwest corner of SW 288 Street and SW 142 Avenue
- Grid 2489 Specialty Housing Corp.; Hearing # 03-104
Location: The south side of SW 268 Street and west of the Homestead Extension of the Florida Turnpike
- Grid 2353 Goulds, LLC; Hearing # 02-326
Location: Lying east of SW 112 Avenue and south of SW 224 Street

There are four attachments which represent the above four hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through August of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on September 25, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

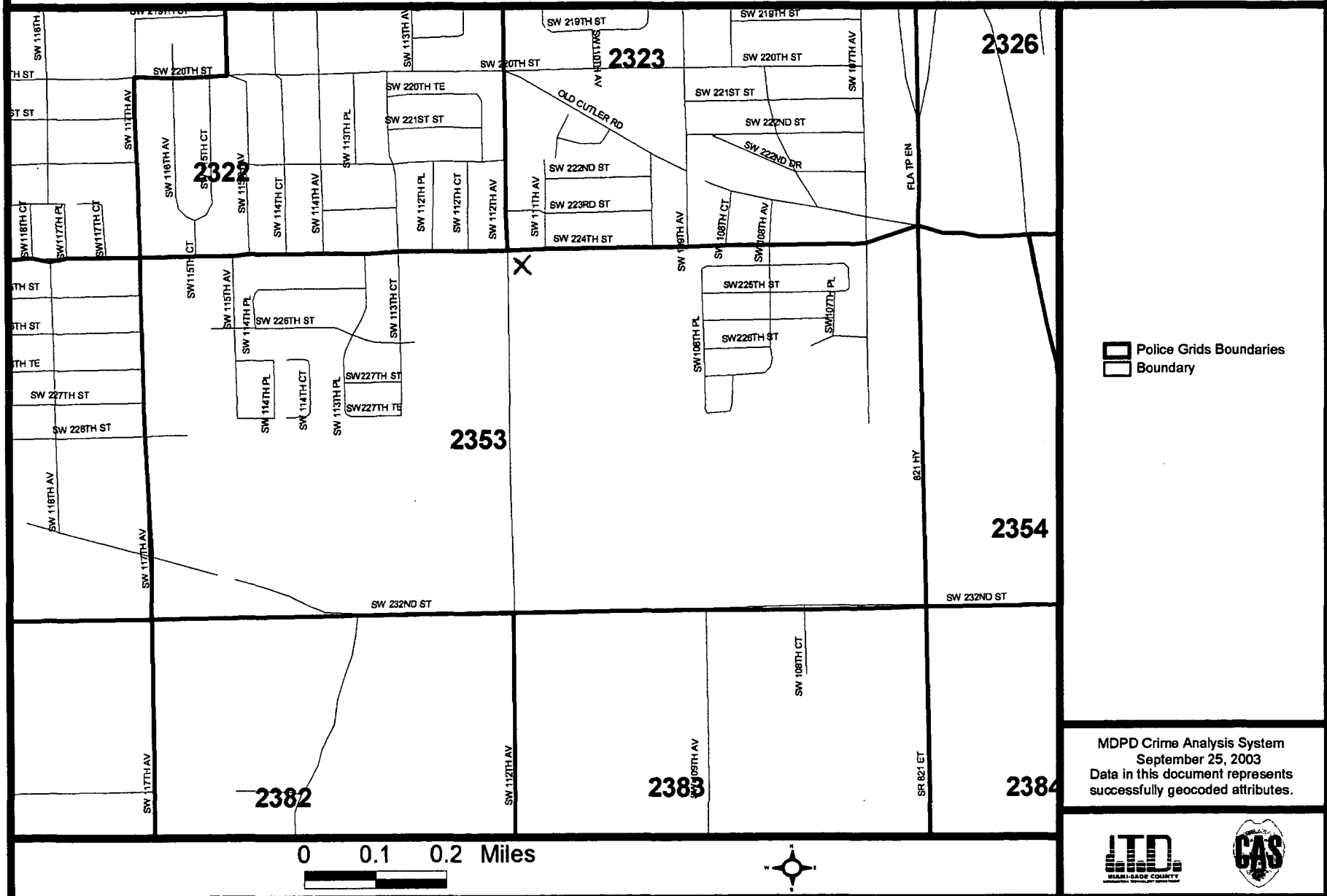
A summary of the information requested is shown below:

Grid Number (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Aug)	2002	2003 (Jan-Aug)
2535	02-150	2645	1916	305	255
28610 SW 152 Av*		11*	2*		
2558	02-217	1041	707	88	51
2489	03-104	2171	1288	240	111
2353	02-326	2009	1225	213	108

*Note: When a hearing site has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, at 305-471-2514.

VMS/go
Attachments (4)



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
Total Signals for Grid 2353 : 2009			
Total Reported: 1195 Total Not Reported: 814			

Total for All Grids : 2009

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	93
	14	CONDUCT INVESTIGATION	94
	15	MEET AN OFFICER	390
	17	TRAFFIC ACCIDENT	6
	18	HIT AND RUN	1
	19	TRAFFIC STOP	77
	20	TRAFFIC DETAIL	11
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	29
	25	BURGLAR ALARM RINGING	38
	26	BURGLARY	31
	27	LARCENY	19
	28	VANDALISM	11
	29	ROBBERY	1
	32	ASSAULT	73
	33	SEX OFFENSE	3
	34	DISTURBANCE	113
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	6
	39	PRISONER	85
	41	SICK OR INJURED PERSON	14

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	93
	54	FRAUD	3
Total Signals for Grid 2353 :			1225
Total Reported: 778			Total Not Reported: 447

Total for All Grids : 1225



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I :	108



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	105

Grand Total: 213

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
2200 - BURGLARY	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	9
230G - SHOPLIFTING ALL OTHERS	13
2400 - MOTOR VEHICLE THEFT	4
Grid 2353 TOTAL	50
Total Part I :	50



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	21
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	22
350B - ILLEGAL DRUG EQUIPMENT	14
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	58
Total PART II :	58

Grand Total: 108

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-09-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")



MEMORANDUM

ITEM # ①
Hearing # 02-326

TO: Franklin Gutierrez, Agenda Coordinator
Department of Planning and Zoning

DATE: September 10, 2003

FROM: *Veronica M. Salom*
Veronica M. Salom, Commander
Budget and Planning Bureau
Miami-Dade Police Department

SUBJECT:

Police Statistical Data for
Community Council Board
#15 Zoning Meeting on
September 23, 2003

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for one location. This location is situated in the police grid listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grid corresponding to the following location may include information from other locations within the grid.

- Grid 2353 Goulds, LLC; Hearing #02-326
Location: Lying 150' east of SW 112 Avenue and south of SW 224 Street.

The attachment represents the above hearing; it has a grid-map cover sheet showing the location with its respective grid highlighted. Data provided is for Calendar Year 2002 and January through August of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on September 5, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

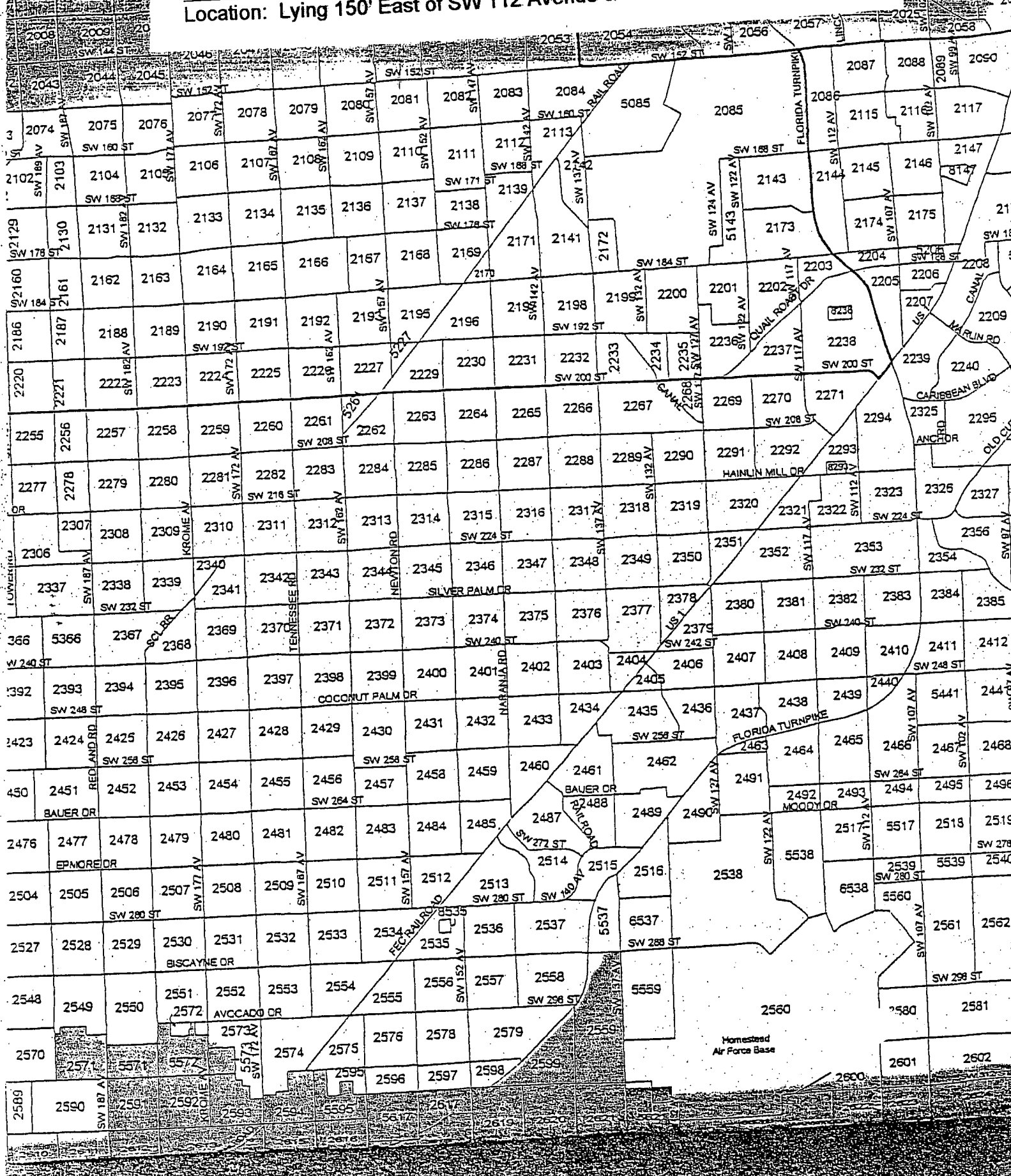
Grid Number	Hearing Number	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Aug)	2002	2003 (Jan-Aug)
2353	02-326	2009	1225	213	108

Should you require additional information or assistance, please contact Sergeant Patricia A. Rutherford, Budget and Planning Bureau, at 305-471-2514.

VMS/go
Attachment

Received by
Zoning Agenda Coordinator
SEP 16 2003

Goulds, LLC; Hearing # 02-326
Location: Lying 150' East of SW 112 Avenue & South of 224 Street



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	124
	14	CONDUCT INVESTIGATION	156
	15	MEET AN OFFICER	606
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	11
	18	HIT AND RUN	3
	19	TRAFFIC STOP	103
	20	TRAFFIC DETAIL	37
	21	LOST OR STOLEN TAG	15
	22	AUTO THEFT	24
	25	BURGLAR ALARM RINGING	105
	26	BURGLARY	62
	27	LARCENY	14
	28	VANDALISM	28
	29	ROBBERY	6
	32	ASSAULT	121
	33	SEX OFFENSE	14
	34	DISTURBANCE	172
	36	MISSING PERSON	30
	37	SUSPICIOUS VEHICLE	5
	38	SUSPICIOUS PERSON	5
	39	PRISONER	159

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	41	SICK OR INJURED PERSON	20
	43	BAKER ACT	12
	44	ATTEMPTED SUICIDE	4
	45	DEAD ON ARRIVAL	2
	49	FIRE	4
	52	NARCOTICS INVESTIGATION	160
	54	FRAUD	6
Total Signals for Grid 2353 : 2009			
Total Reported: 1195 Total Not Reported: 814			

Total for All Grids : 2009

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353	13	SPECIAL INFORMATION/ASSIGNMENT	93
	14	CONDUCT INVESTIGATION	94
	15	MEET AN OFFICER	390
	17	TRAFFIC ACCIDENT	6
	18	HIT AND RUN	1
	19	TRAFFIC STOP	77
	20	TRAFFIC DETAIL	11
	21	LOST OR STOLEN TAG	7
	22	AUTO THEFT	29
	25	BURGLAR ALARM RINGING	38
	26	BURGLARY	31
	27	LARCENY	19
	28	VANDALISM	11
	29	ROBBERY	1
	32	ASSAULT	73
	33	SEX OFFENSE	3
	34	DISTURBANCE	113
	36	MISSING PERSON	13
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	6
	39	PRISONER	85
	41	SICK OR INJURED PERSON	14

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-08-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-09-01") and (Dis.Grid in ("2353")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2353.	43	BAKER ACT	5
	44	ATTEMPTED SUICIDE	3
	45	DEAD ON ARRIVAL	1
	47	BOMB OR EXPLOSIVE ALERT	1
	52	NARCOTICS INVESTIGATION	93
	54	FRAUD	3
Total Signals for Grid 2353 :			1225
Total Reported: 778			Total Not Reported: 447

Total for All Grids : 1225



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	2
110B - SODOMY	2
110C - FONDLING	2
1200 - ROBBERY	4
130A - AGGRAVATED ASSAULT	26
2200 - BURGLARY	29
230F - SHOPLIFTING FROM A MOTOR VEHICLE	17
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	5
Grid 2353 TOTAL	108
Total Part I :	108



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
1000 - KIDNAPPING - ABDUCTION	1
130B - SIMPLE ASSAULT	44
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	36
350B - ILLEGAL DRUG EQUIPMENT	19
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	3
260D - IMPERSONATION	1
Grid 2353 TOTAL	105
Total PART II :	105

Grand Total: 213

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2353")



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

Part I Crimes	Total Crimes
Grid 2353	
110A - RAPE	1
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	8
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	14
230F - SHOPLIFTING FROM A MOTOR VEHICLE	9
230G - SHOPLIFTING ALL OTHERS	12
2400 - MOTOR VEHICLE THEFT	4
Grid 2353 TOTAL	50
Total Part I :	50



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-08-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 2353

PART II Crimes	Total Crimes
Grid 2353	
130B - SIMPLE ASSAULT	21
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	22
350B - ILLEGAL DRUG EQUIPMENT	14
260B - FRAUD CREDIT CARD/ATM	1
Grid 2353 TOTAL	58
Total PART II :	58

Grand Total: 108

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-09-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2353")

MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA GEN. REG. NO. 27

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/SGA/MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WM	WTI	Total [1]+[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ash's [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	157,000	11,000	138,000	620,000	270,000	46,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	936,000 (80%/7%T)
		196,000	196,000 (RTI)
TOTAL @ 1.68M	870,000	66,000	936,000 (80%/7%T)
		270,000	270,000 (RTI)
TOTAL @ 1.68M	870,000	66,000	936,000 (80%/7%T)
with 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 55.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				
Year	Ash's [1] Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (with cell 5) (in 1999 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,826,000	3,671,000	4,425,000
2001	2,865,000	8,506,000	3,407,000	4,105,000
2002	2,727,000	8,186,000	3,143,000	3,885,000
2003	2,589,000	7,866,000	2,879,000	3,665,000
2004	2,451,000	7,546,000	2,615,000	3,445,000
2005	2,313,000	7,226,000	2,351,000	3,225,000
2006	2,175,000	6,906,000	2,087,000	3,005,000
2007	2,037,000	6,586,000	1,823,000	2,785,000
2008	1,899,000	6,266,000	1,559,000	2,565,000
2009	1,761,000	5,946,000	1,295,000	2,345,000
2010	1,623,000	5,626,000	1,031,000	2,125,000
2011	1,485,000	5,306,000	767,000	1,905,000
2012	1,347,000	4,986,000	503,000	1,685,000
2013	1,209,000	4,666,000	239,000	1,465,000
2014	1,071,000	4,346,000	0	1,245,000
2015	933,000	4,026,000	0	1,025,000
2016	795,000	3,706,000	0	805,000
2017	657,000	3,386,000	0	585,000
2018	519,000	3,066,000	0	365,000
2019	381,000	2,746,000	0	145,000
2020	243,000	2,426,000	0	-85,000
2021	105,000	2,106,000	0	-305,000
2022	0	1,786,000	0	-625,000
2023	0	1,466,000	0	-945,000
2024	0	1,146,000	0	-1,265,000
2025	0	826,000	0	-1,585,000
2026	0	506,000	0	-1,905,000
2027	0	186,000	0	-2,225,000
2028	0	0	0	-2,545,000
2029	0	0	0	-2,865,000
2030	0	0	0	-3,185,000
2031	0	0	0	-3,505,000
2032	0	0	0	-3,825,000
2033	0	0	0	-4,145,000
2034	0	0	0	-4,465,000
2035	0	0	0	-4,785,000
2036	0	0	0	-5,105,000
2037	0	0	0	-5,425,000
2038	0	0	0	-5,745,000
2039	0	0	0	-6,065,000

Total Remaining Years

21

32

10

19

* Ash's capacity includes cell 17-20, cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once cell 5 is used as cover, ash goes to South Dade. Assume as unders consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents bailout of the facility. When North Dade landfill capacity is exhausted, trash is shipped to South Dade.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999.

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

13

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

**MEMORANDUM**

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 3, 2002

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes
Mario G. Garcia

MEMORANDUM

107.07-17A METRO-DADE/ISSA-MAT MGT

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M		853,000	69,000	14,000
				936,000 (91% Garbage; 9% Trash, includes Tires)
				270,000 (RTI)
** TOTAL @ 1.72M		853,000	69,000	14,000
				936,000 (91% Garbage; 9% Trash, includes Tires)
				270,000 (RTI)
*** TOTAL @ 1.71M		853,000	69,000	14,000
				936,000 (91% Garbage; 9% Trash, includes Tires)
				270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS				
GARBAGE 54.3%		997,000		
TRASH 44.4%		816,000		
SPECIAL (includes Tires) 1.3%		24,000		
TOTAL		1,837,000		

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity ***	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

CT 07-17A W/THS DATED 03A MAY 1999

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)+(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Trees to North Dade	Ash to Ashfill (1)	Net Tonnage (2)	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Landfill Garbage (4)	Landfill Trash (5)	Landfill Garbage/Trash (6)	Waste to energy Trash (7)	
2000 *	1,748,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	63,000	1,748,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (53%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (53%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.68M	870,000	66,000	936,000 (53%G/7%T)
with 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY			
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***
Base Capacity	3,150,000	9,148,000	3,943,000
2000	3,003,000	8,825,000	3,871,000
2001	2,865,000	8,595,000	3,407,000
2002	2,727,000	8,365,000	3,143,000
2003	2,589,000	8,135,000	2,779,000
2004	2,451,000	7,905,000	2,415,000
2005	2,313,000	7,675,000	2,051,000
2006	2,175,000	7,445,000	1,687,000
2007	2,037,000	7,215,000	1,323,000
2008	1,899,000	6,985,000	959,000
2009	1,761,000	6,755,000	595,000
2010	1,623,000	6,525,000	231,000
2011	1,485,000	6,295,000	0
2012	1,347,000	6,065,000	0
2013	1,209,000	5,835,000	0
2014	1,071,000	5,605,000	0
2015	933,000	5,375,000	0
2016	795,000	5,145,000	0
2017	657,000	4,915,000	0
2018	519,000	4,685,000	0
2019	381,000	4,455,000	0
2020	243,000	4,225,000	0
2021	105,000	3,995,000	0
2022	0	3,732,000	0
2023	0	3,364,000	0
2024	0	2,996,000	0
2025	0	2,628,000	0
2026	0	2,260,000	0
2027	0	1,892,000	0
2028	0	1,524,000	0
2029	0	1,156,000	0
2030	0	788,000	0
2031	0	420,000	0
2032	0	52,000	0
2033	0	-316,000	0
2034	0	-684,000	0
2035	0	-1,052,000	0
2036	0	-1,420,000	0
2037	0	-1,788,000	0
2038	0	-2,156,000	0
2039	0	-2,524,000	0

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

13

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOTAL	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522